view property
Town • Country • Coast

Lamerton

Lamerton, Tavistock

Offers In Excess Of £475,000

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Lamerton

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A pretty, detached three bedroom cottage in a popular village location, with plenty of character features, parking, garage and views over neighbouring green fields.

Set in the picturesque village of Lamerton, this stone fronted cottage boasts a spacious living room, separate dining room and a garden room offering plenty of reception space for family living or entertaining.
There is also a modern kitchen with integrated fridge/freezer, dishwasher and range cooker and a useful downstairs WC.

Upstairs there is a very generous master bedroom with built in wardrobes and views across the surrounding countryside. Bedroom two is also a large double, again with built in storage and there is a further large single bedroom, currently utilised as an office. There is a recently fitted family shower room with large shower unit, WC and basin.

The property is bursting with character including exposed beams and a wood burning stove providing warmth in the winter months.

Outside the garden is mainly laid to lawn, bordered by mature shrubs and pretty planting giving a degree of privacy as well as a gravelled parking area in front of the garage. The property is accessed by two five bar wooden gates and is surrounded by green fields, giving a rural feel, while only being a short drive from Tavistock and the local amenities.

Entrance Hall

Dining Room
13'10" x 12'5" (4.22 x 3.79)

Living Room
20'0" x 11'1" (6.1 x 3.39)

Sun Room
10'5" x 6'5" (3.2 x 1.98)

Kitchen
11'8" x 10'2" (3.58 x 3.1)

WC

Master Bedroom
18'11" x 8'7" (5.79 x 2.62)

Bedroom Two
12'9" x 11'8" (3.89 x 3.56)

Bedroom Three
10'5" x 6'2" (3.18 x 1.88)

Shower Room

Garage
17'11" x 10'6" (5.47 x 3.22)

Tenure
Freehold

Services
Mains electricity, drainage and metered water. LPG heating.

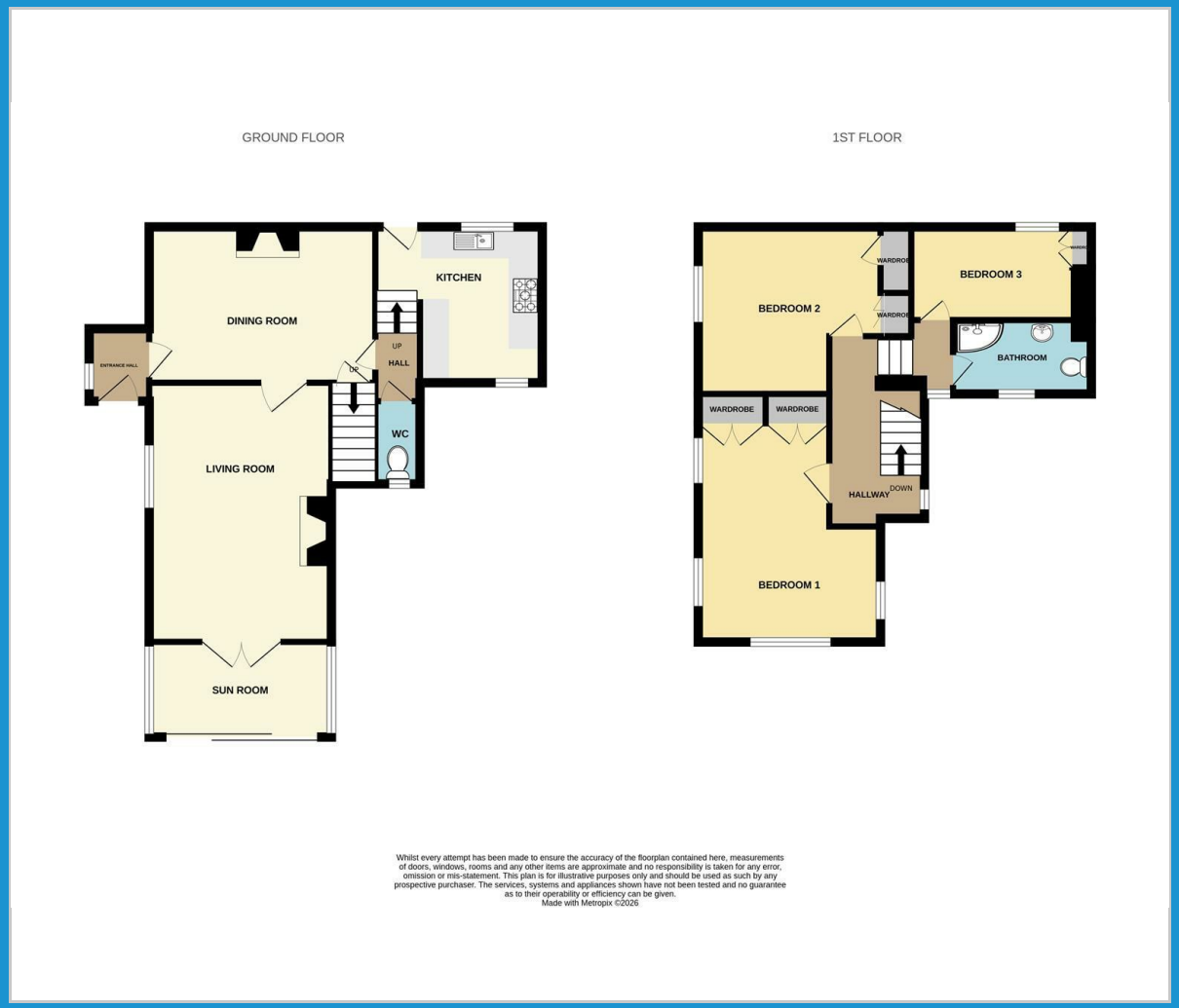
EPC
F/28

Council Tax Band
C

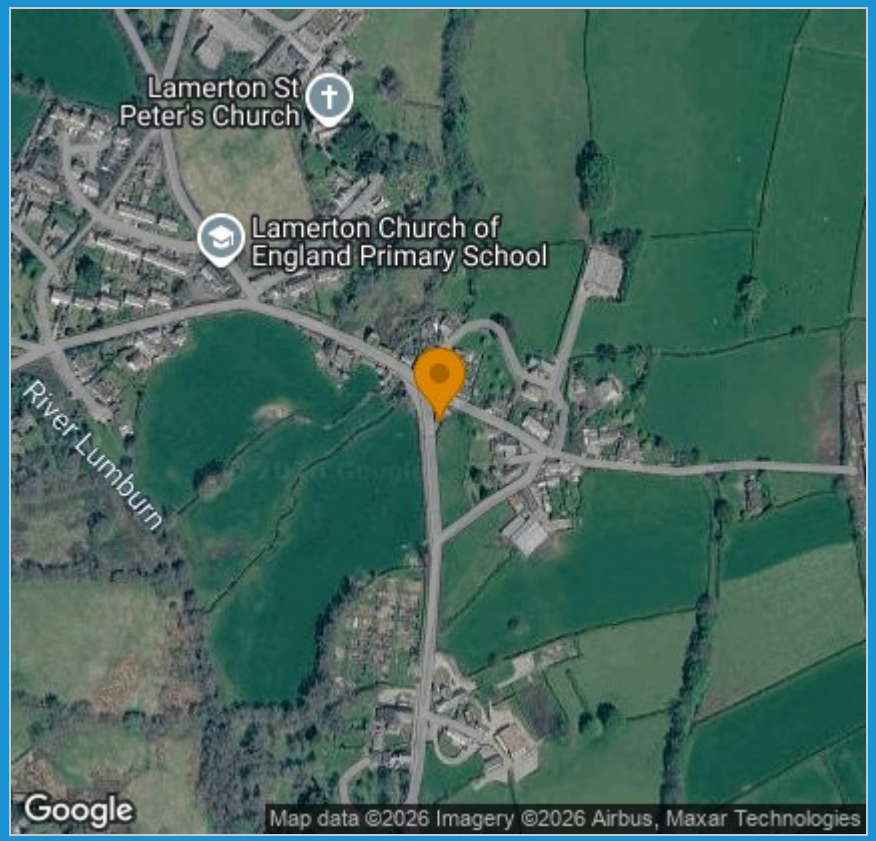
Situation
The pretty village of Lamerton is located to the North West of the thriving market town of Tavistock. The village itself has a real sense of community and boasts a very popular pub, The Blacksmiths Arms and a well respected primary school. The nearby town of Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre.

Directions
Sat Nav: PL19 8RR
What3words:///tentacles.tarnished.steadily
From Tavistock, head out on New Launceston Road past Tavistock Hospital and continue until you reach the village of Lamerton. As you approach the village, take the road to the right towards the village, along the avenue of trees. Continue along this road, and the property can be found on the right just before the road bends to the left.

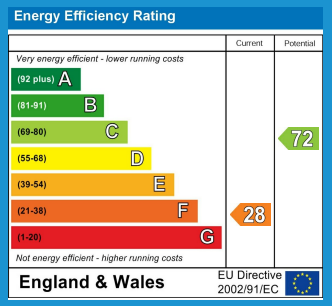
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

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3a Brook Street, Tavistock, Devon, PL19 0HD
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk