



Town • Country • Coast



Brook Lane, Tavistock
Guide Price £750,000



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Brook Lane

Tavistock

A fantastic opportunity to acquire a beautifully presented four bedroom home with gated drive, spacious living areas, garage and one bedroom annexe, immaculate garden and a spectacular oak-beamed sun room enjoying views of the surrounding countryside.

Located on the fringe of Tavistock but bounded by fields, the property is conveniently located close to amenities, but only a short drive to open moorland, providing a private and rural feel.

Gates open onto parking area for multiple cars and the beautifully maintained level garden. You enter the property into the impressive garden room with floor to ceiling windows, slate flooring, oak beams and bi-folding doors creating a great space for inside/outside living. The real hub of the home.

The large kitchen has wall and base units, wooden worktops and a 'Rangemaster' cooker. A spacious living room provides the perfect place for entertaining or family evenings with a focal multi fuel stove providing warmth in the winter months. There is also a handy utility/boot room as well as a ground floor shower room.

Upstairs are four double bedrooms - the generous master boasting dual aspect windows with Juliet balcony, a dressing area and modern bathroom with freestanding bath and separate large shower cubicle. Bedroom Two is also a large double with ensuite shower room and Bedroom Three includes built in wardrobes. Bedroom Four is currently utilised as an office.

Outside, the garden is level and mostly laid to lawn with pretty planting for colour. A large patio provides a great space for summer entertaining and al fresco dining.

A garage provides storage and the roof space has been converted to provide a one bedroom Annexe with ensuite shower room, ideal for multi-generational living or income potential (subject to planning). There is also a workshop with power and internet, ideal for hobbies/office.

A beautiful mix of modern touches and character features, this property is a must see!



Garden Room	22'4" x 9'9" (6.83m x 2.98m)
Kitchen/Dining Room	16'0" x 11'5" (4.88m x 3.49m)
Living Room	24'9" x 14'6" (7.56m x 4.42m)
Utility Room	13'1" x 14'6" (irregular shape) (4.0m x 4.42m (irregular shape))
Shower Room	
First Floor Landing	
Master Bedroom	14'7" x 13'7" (4.45m x 4.15m)
Dressing Room	6'9" x 5'5" (2.07m x 1.67m)
Bedroom 2	14'6" x 11'6" (4.43m x 3.51m)
Bedroom 3	10'11" x 8'7" (3.34m x 2.63m)
Bedroom 4	8'5" x 11'5" (max) (2.59m x 3.49m (max))
Bathroom	6'6" x 8'8" (2.00m x 2.66m)
Garage	18'10" (max) x 12'4" (5.76m (max) x 3.78m)
Annexe	16'2" x 10'10" (4.94m x 3.31m)
Tenure	
Freehold	



Services

Mains Electricity, Water and Drainage. LPG Gas. Extension has Electric Underfloor Heating

Local Authority

West Devon Borough Council - Tax Band D

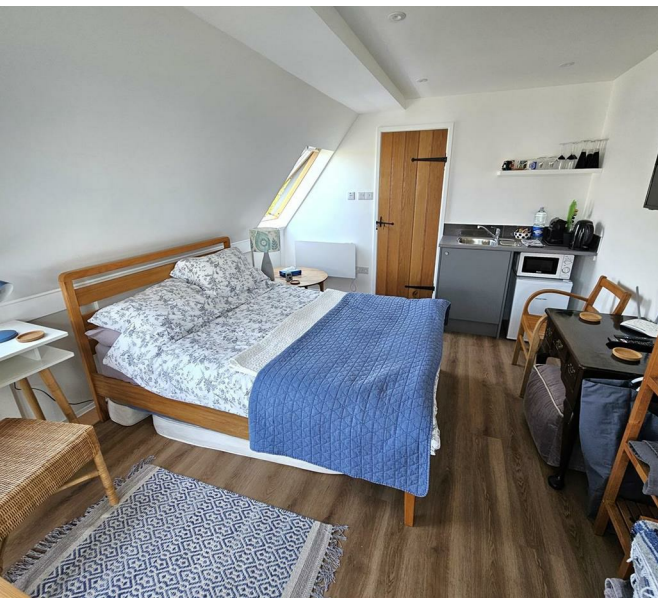
EPC

Situation

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. The area is excellent for visitors both to see the town itself and for exploring the surrounding countryside, the wild Dartmoor scenery and the many neighbouring pretty villages and a variety of National Trust properties. There are exceptional educational facilities in both the state and private sector.

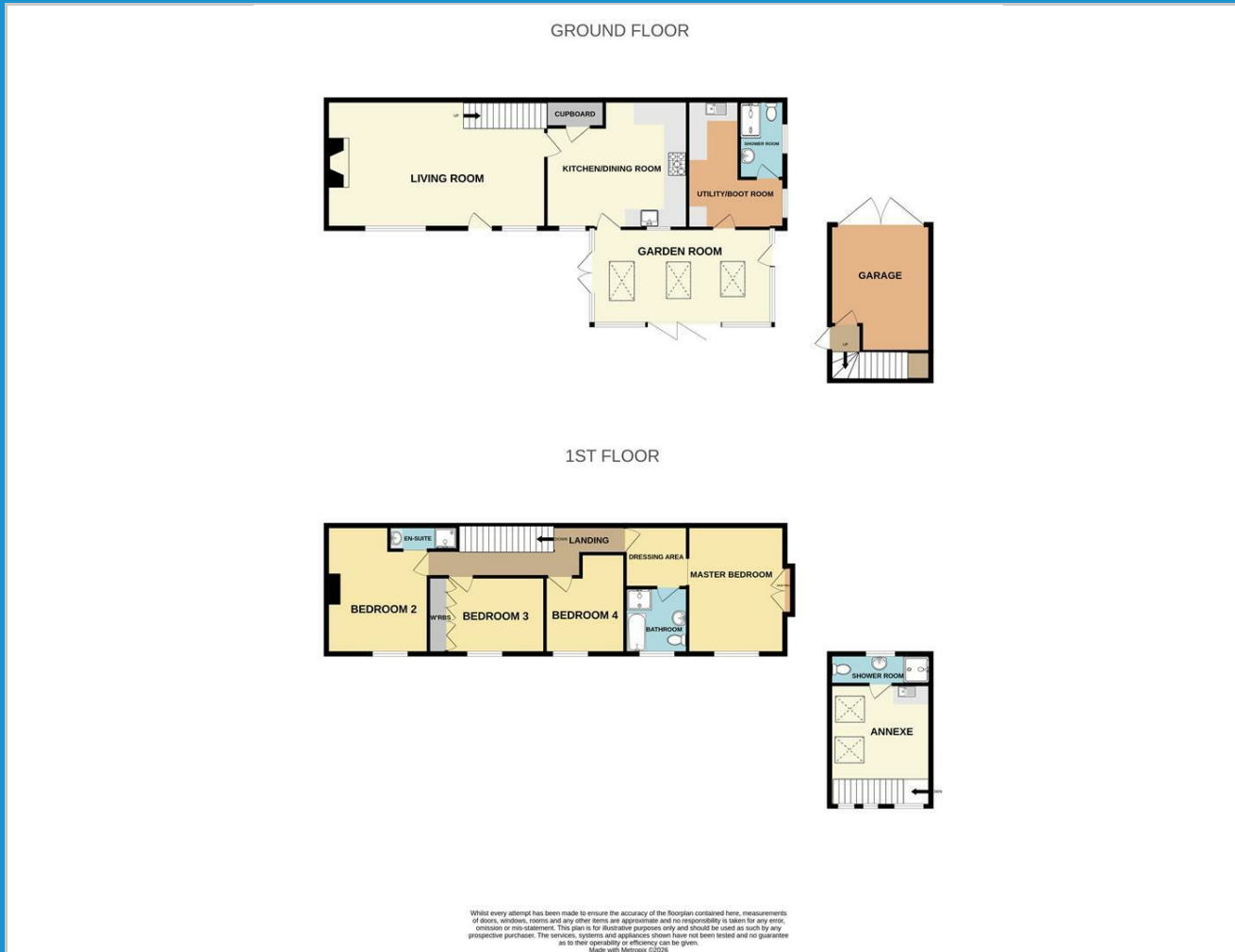
Directions

Travelling from Bedford Square follow Plymouth road towards Morrisons. At the mini-roundabout take the second exit onto Brook Lane. Follow this road, passing Tiddy Close and once you pass the entrance to Philpot Lane, after a short distance, the entrance to the property will be found on the right hand side.

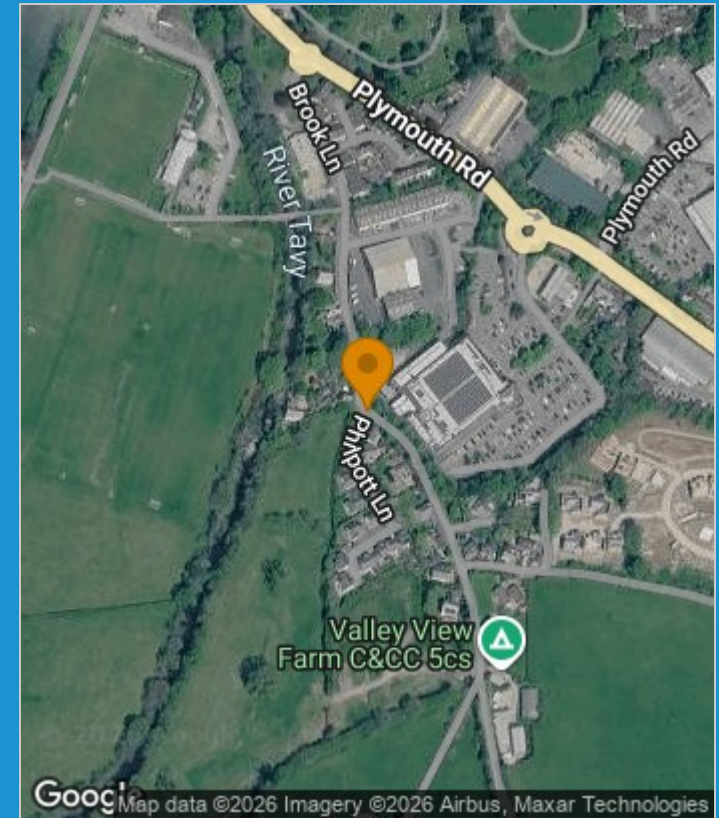




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	52
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	2002/91/EC

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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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