



# GREY WETHERS

Tavistock, Devon



# A FINE, SPACIOUS AND BEAUTIFULLY PRESENTED EDWARDIAN HOUSE WITHIN LARGE GARDENS IN A PRESTIGIOUS PART OF TAVISTOCK, NEAR TO WHITCHURCH DOWN

## Summary of accommodation

**Ground Floor:** Reception hall | Shower room | Sun room | Drawing room | Sitting room | Dining room | Study | Kitchen/breakfast room | Utility room | Boot room

**First Floor:** Principal bedroom/dressing room/bathroom suite | Guest bedroom/shower room suite | Two further bedrooms and shower room

**Second Floor:** Two bedrooms and loft space

**Outside:** Double garage | Storage sheds | Walled terrace/courtyard | Front and rear gardens | Generous off street parking

**Distances:** Tavistock 12 minute walk to the Centre, Bedford Square 0.8 miles, Plymouth 15 miles, Okehampton 17 miles  
(All distances and times are approximate)

Offers in excess of £1,250,000

## SITUATION

The delightful and elegant ancient stannary and thriving market town of Tavistock is part of a UNESCO World Heritage Site and has a fascinating history, dating back to the 10th century. It was the home town of Sir Francis Drake and prosperity was brought by the 19th century mining boom.

The town is on the banks of the beautiful River Tavy, on the western edge of Dartmoor, and is focused around the Pannier Market and Bedford Square. There is a regular farmers' market and an excellent range of independent shops, delicatessens, butchers', restaurants, cafés and pubs, including the Michelin Star Cornish Arms. There are supermarkets, a hospital, leisure centre, tennis, cricket and bowls clubs and Tavistock Wharf arts centre with cinema, theatre and live music. As well as primary and secondary schools, there is private education with Mount Kelly School, just a 5 minute drive away, and prep school. Golf is at Tavistock Golf Club and at Yelverton (6 miles) and St Mellion (11 miles).

Dartmoor National Park is renowned for its spectacular scenery with its heather clad moorland, granite tors and wooded valleys bisected by rushing streams and rivers and there are many opportunities on the doorstep for walking, cycling, fishing, riding etc.

There is sailing on the gorgeous Tamar Estuary and at Plymouth with its marinas and the Royal Western Yacht Club, and, within easy reach, is the glorious coastline of South Devon and Cornwall with its beaches, estuaries and coastal walking.

The city of Plymouth has a full selection of shopping, leisure, cultural and sporting facilities, as well as a station with mainline connections to London (Paddington) and ferries to France and Spain. There is access to Exeter via the A30 dual carriageway, where there is access onto the M5 motorway and an airport.



# THE PROPERTY

Grey Wethers is a fine Edwardian house, situated off Down Road, which is one of Tavistock's most desirable and prestigious residential areas, near to Whitchurch Down and Tavistock Golf Club, but within an easy walk into the town centre.

The house is an excellent example of Arts and Craft design circa 1912 which has recently been sympathetically restored to celebrate many original features. The property provides beautifully presented, spacious and elegant family accommodation with the well-proportioned, high-ceilinged rooms typical of the architectural period and retaining features such as attractive fireplaces, picture rails, decorative cornicing and ceiling moulds. The house is set well back from the road within large, mature gardens and with views over Dartmoor and Brentor.

From Down Road the sweeping carriage drive forms a semi-circular entrance around a lawned front garden with mature ornamental trees. The front door beneath a veranda opens into the entrance porch and the spacious reception hall with original oak hardwood flooring, an integral element of this period home, overlooked by a galleried landing and with a picture window and door through to the sun room with French doors opening to the terrace and gardens, thus allowing a view through from the hall to the gardens.

Either side of the hall are the 23 foot drawing room with wide bay and bow window overlooking the gardens and fireplace with decorative dressed stone surround, and the dining room with fireplace of cut stone surround and woodburner.

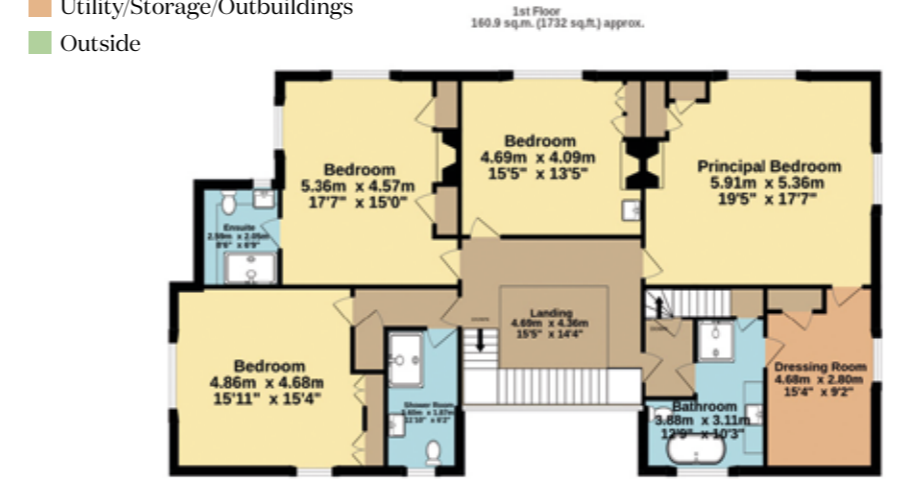
Glazed double doors from the dining room open to the delightful kitchen/breakfast room with fitted kitchen and a large island/breakfast bar, granite counter tops, stone paved flooring, bar, skylights and glazed sliding doors out to the enclosed terrace area/courtyard for outdoor dining and sitting. Also off the hall is the sitting room with fitted bookcase and fireplace with a modern gas fire.



On the first floor, off the galleried landing, is the principal suite with spacious bedroom, dressing room and bathroom with freestanding bath and shower. There is a guest bedroom/shower room suite and two further bedrooms and a shower room. Further stairs rise to an attic bedroom, another study/bedroom and the loft space. There is potential to convert the second floor into an apartment or additional bedroom with toilet facilities, and the garage into an annexe, with the necessary consents, providing multi-generational living or an income.



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Approximate Gross Internal Area  
552.6 sq.m. (5949 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Beside the entrance driveway is the car port and double garage, with storage shed adjoining. Sliding doors from the kitchen/breakfast room open to the delightful sheltered and private stone paved terrace/courtyard area, enclosed by stone walls and providing a charming outdoor dining and sitting area to the side of the house.

There is also a garden store building and glazed French doors from the sun room open to the large rear gardens with paved terrace areas, pathways and level lawns with ornamental plants, shrubs and mature trees, including a fine copper beech.

## PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Mains electric, water and drainage. Underfloor heating on the ground floor and gas central heating.

**Local Authority:** West Devon Borough Council: 01822 813600

**EPC:** C

**Council Tax:** G

**Directions:** PL19 9AG | What3words: ///vibes.beast.yappy



I would be delighted  
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