

STAGS

Springwell

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Culverhill, Lamerton, Devon, PL19 8QZ

Fuel Station/Shop 0.8 miles • Tavistock Town Centre 4.5 miles • Dartmoor National Park 5.5 miles • Plymouth 19 miles

A charming 2-double-bedroom cottage in need of modernisation, with varied gardens and a garage, in a quiet yet accessible country setting. Adjacent house available by separate negotiation.

- Individual Detached Cottage
- Thorough Modernisation Required
- Garden, Garage and Parking
- No Onward Chain
- Freehold
- 2 Double Beds, 2 Bathrooms
- Scope to Extend/Remodel (STP)
- Country Setting, Amenities Nearby
- Adjacent Dwelling Also Available
- Council Tax Band: C

Guide Price £295,000

SITUATION

This appealing property occupies an extremely quiet, private and picturesque countryside setting just a few miles from Tavistock, within the Tamar Valley National Landscape (formerly AONB). Surrounded largely by open countryside, there are numerous walks and trails on the doorstep, including access to the Devon Great Consols woods just 4 miles away. There is a welcoming pub, the Copper Penny, and a superb small farm shop just 2 miles away, and a convenient local general store and fuel station within 0.8 miles, whilst the nearby village of Lamerton boasts the popular Blacksmith's Arms public house.

Tavistock, 4.5 miles away, is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century, and today offering a superb range of shopping, recreational and educational facilities. Plymouth is 14 miles to the south, and Exeter lies 41 miles to the northeast, providing rail and motorway connections to London and the rest of the UK, and an international airport.

DESCRIPTION

This is a very interesting opportunity to acquire an individual, chain-free character cottage which, we understand, was rebuilt and extended approximately 30 years ago, and has never previously been for sale on the open market.







The cottage is in need of modernisation and improvement, whilst providing bright and characterful two-double-bedroom, two-bathroom accommodation complemented externally by a rear garden, a garage and a further area understood to have once been an orchard. Scope to extend and/or remodel may also exist (STP). Additionally, the adjacent detached house is for sale by separate negotiation, broadening the possibilities for multi-generational living, amongst other uses.

ACCOMMODATION

Internally, the characterful accommodation features exposed beams and timbers, slate flooring and ledged-and-braced doors, whilst benefitting from excellent natural light, with many rooms enjoying a dual aspect. The accommodation can be briefly summarised as follows: a front-facing, dual-aspect sitting room centred around a former inglenook fireplace housing a log-burning stove (working condition unknown), together with one of the two staircases to the first floor; an inner hallway with the second staircase, providing access directly from the parking area; a traditionally fitted, dual-aspect kitchen/dining room with patio doors to the garden and a useful understairs cupboard; a separate utility room; a ground-floor bathroom; above the sitting room, the dual-aspect principal bedroom with part-exposed A-frames and an en-suite shower room, and; above the kitchen, the second bedroom with a built-in cupboard over the stairs.

OUTSIDE

A driveway sweeps alongside the cottage into a generous, gravelled parking area and leads to a sizeable, detached blockwork garage, surrounded by a garden area incorporating a corrugated Nissen hut-style, open-fronted store. A further area of garden lies across the lane from the cottage, which we understand was once an orchard and is now in need of clearing and landscaping.

SERVICES

Mains water and electricity. Oil-fired central heating. Private drainage via a septic tank. Ultrafast broadband is available. Variable mobile voice/data service is available through EE and Three (source: Ofcom online service checker). Please note that the agents have neither tested nor inspected these services.

AGENT'S NOTE

The adjacent house (pictured) is for sale by separate negotiation. Separate marketing particulars for the house are available online; Guide Price £495,000. If the properties are sold separately, new boundary fences will need to be erected. Please contact Stags for further information.

VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendors' sole agents, Stags. The What3Words reference is ///pillow.scanner.quits. For detailed directions, please contact the office.

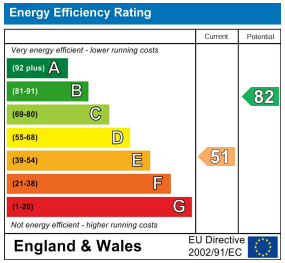






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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