



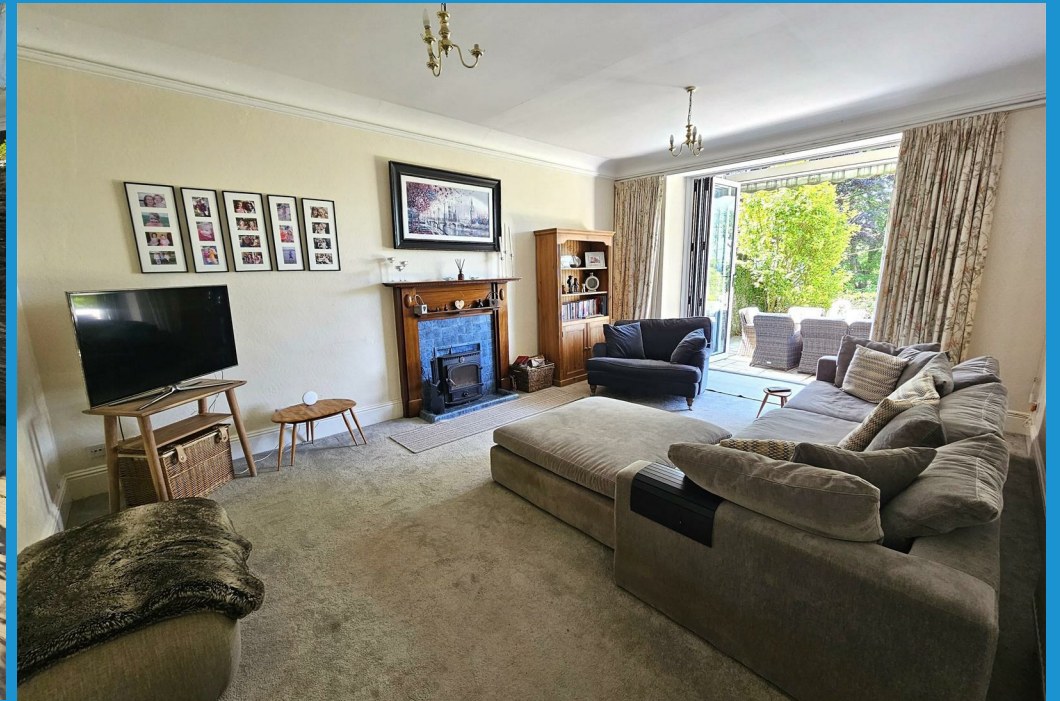
Town • Country • Coast



Whitchurch Road, Tavistock

Guide Price £850,000





Whitchurch Road

Tavistock

Located in the highly sought after area of Whitchurch, enjoying an elevated position is this semi-detached Victorian family home offering three reception rooms, six bedrooms and four bathrooms. Approached via a private gated entrance into a large driveway and wrap around mature gardens, with garage and outbuildings.

Having been the subject of a sympathetic refurbishment, including a new roof, this superb home now combines period charm with contemporary living. Retaining its elegance and offering rooms of generous proportions, having had new boilers, majority replacement windows, a new kitchen and bathrooms. The versatility of this house means it could ideally suit those looking for multi generational living.

Arranged over three floors, the extensive accommodation comprises; a reception hall with stairs to first floor, study, dining room with bay window to front, sitting room with woodburner and bi-fold doors onto a patio ideal for entertaining. Downstairs cloakroom. Large kitchen/breakfast room with central island incorporating cupboards and wine fridge. Further extensive range of wall and base units with dishwasher and space for an American fridge freezer. Ample storage cupboards and an adjoining utility room with door to outside.

On the first floor are three large double bedrooms, one with ensuite and the master suite boasting its own shower room and walk-in dressing room. On this floor is also a family bathroom with freestanding ball and claw feet bath. On the second floor are three further double bedrooms, one with its own ensuite shower room and one with its own dressing/make up room.

Outside, the partly walled mature gardens wrap the house, with established shrubs, flower beds and borders, private hedging for seclusion and a large driveway providing ample parking. A detached brick built garage and courtyard to the rear with useful workshop and stores. Stunning views are enjoyed from the gardens and the house, across the town and countryside beyond.

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Reception Hall	
Study	12'11" x 11'6" (3.94m x 3.53m)
Cloakroom	
Dining Room	19'1" into bay x 14'4" (5.82m into bay x 4.37m)
Sitting Room	19'7" x 14'9" (5.97m x 4.52m)
Kitchen/Breakfast Room	25'3" x 15'3" (7.70m x 4.65m)
Utility Room	7'4" x 6'0" (2.26m x 1.83m)
First Floor Landing	
Master Bedroom	16'0" x 15'1" (4.88m x 4.62m)
Dressing Room	9'9" x 8'4" (2.99m x 2.55m)
En Suite Shower Room	8'9" x 8'0" (2.68m x 2.44m)
Bedroom 2	13'7" x 12'8" (4.16m x 3.88m)
Ensuite Bathroom	13'6" x 3'7" (4.13m x 1.11m)
Bedroom 3	16'0" x 15'3" (4.88m x 4.65m)
Bathroom	7'4" x 5'8" (2.24m x 1.73m)
Second Floor Landing	
Bedroom 4	15'3" x 9'7" (4.67m x 2.93m)
Ensuite Bathroom	15'3" into shower x 5'8" (4.66m into shower x 1.73m)
Bedroom 5	15'8" x 12'7" (4.78m x 3.86m)
Bedroom 6	16'2" x 12'7" (4.95m x 3.86m)

Directions



Dressing/Make Up Room

Some restricted head height.

19'10" x 7'10" (6.06m x 2.40m)

Outside

Detached Garage

16'2" x 9'4" (4.95m x 2.87m)

Workshop

16'4" x 7'4" (4.98m x 2.26m)

Services

Mains water, electricity, drainage and gas. Serviced by two Boilers, one to Ground Floor. One for First and Second Floor.

Local Authority

West Devon Borough Council. Tax Band G.

EPC

D59

Tenure

Freehold

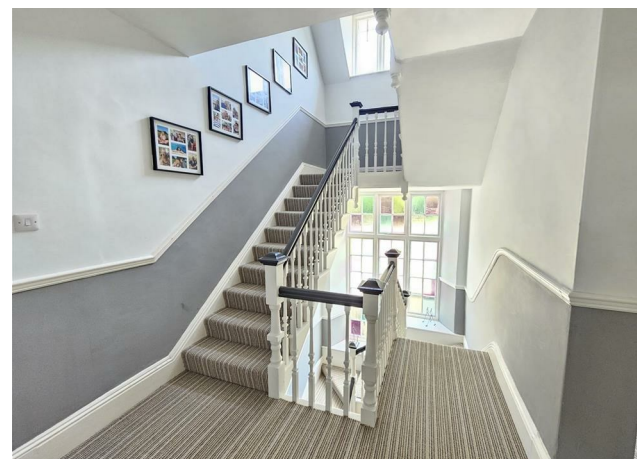
Situation

The property is within a short walk of Whitchurch Downs, where you can take in breathtaking scenery and open moorland.

Whitchurch is a popular village on the edge of Tavistock with its own, public house, shop, post office & primary school. Dartmoor is within easy reach as is the Market town of Tavistock. 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. The town itself has fantastic sporting facilities including, tennis courts, a bowls club, athletics track and various football pitches. For golf enthusiasts, there are excellent golf courses nearby, at Yelverton and Tavistock and St. Mellion. There are also opportunities to fish by arrangement on a number of local rivers, including the Walkham, Tavy and Tamar.

Directions

From Bedford Square, proceed over Abbey Bridge and right at the roundabout onto Whitchurch Road. Continue along this road taking the fourth turning on the left (unmarked road). The entrance to the property will be found on the right hand side.

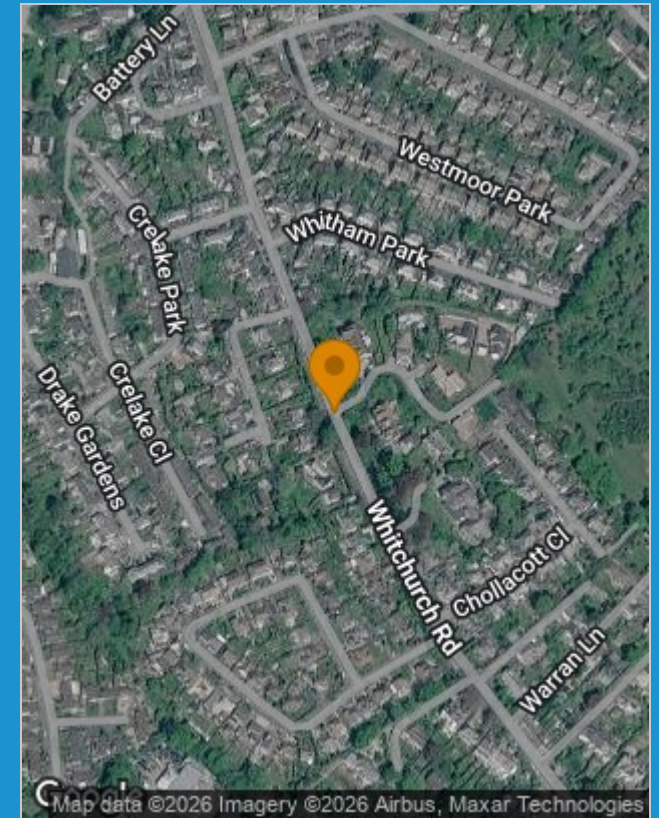




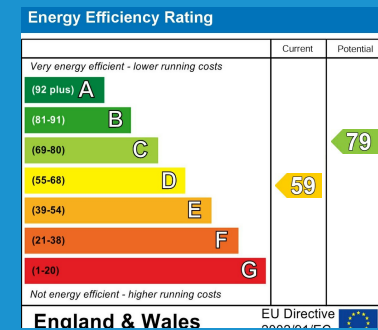
Floor Plans



Location Map



Energy Performance 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.

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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