



Town • Country • Coast



Greenfield Cottages

Lamerton, Tavistock

Offers In Excess Of £380,000



Greenfield Cottages

Lamerton, Tavistock

Tucked away and on the edge of this sought after village, is this three bedroom and three reception room family home. Enjoying stunning views, set in extensive gardens, together with a range of outbuildings including an open fronted barn and detached garage.

Being at the end of just three properties, the rear entrance drive is shared with two neighbouring homes. The accommodation comprises an entrance porch/utility and downstairs shower room. The kitchen/breakfast room has a range of wall and base units, Rayburn (not functional) and door into the dining room with understairs cupboard and stairs to the first floor. A door then leads into the sitting room with open fireplace and door into a pleasant conservatory enjoying views over the gardens and rural views to the side.

On the first floor are three bedrooms and a bathroom. Access is given to a large loft area offering tremendous potential for a loft conversion subject to any necessary consents.

A shared entrance drive with the neighbouring two properties then leads to off road parking, two useful stone store sheds, large timber store, detached garage, currently used as a store and a large 'L' shaped open fronted barn. The gardens are extensive with lawned areas and vegetable and fruit garden with two greenhouses. Attractive Summerhouse being a particularly nice spot for summer evenings or entertaining. Stunning views across open countryside can be enjoyed.

There is a right of way for the neighbour to walk down to their garden alongside the house.





Utility Room

7'5" x 6'7" (2.27 x 2.03)

Shower Room

Kitchen/Breakfast Room

12'10" x 10'0" (3.93 x 3.07)

Dining Room

13'4" x 9'4" (4.08 x 2.85)

First Floor Landing

Bedroom 1

13'7" x 13'5" (4.16 x 4.10)

Bedroom 2

10'2" x 9'10" (3.12 x 3.01)

Bedroom 3

9'1" x 7'6" (2.77 x 2.31)

Bathroom

10'1" x 6'5" (3.09 x 1.97)

Outbuildings

Detached Garage

Open Fronted Barn

34'3" x 32'1" (10.44 x 9.80)

'L' Shaped

Summerhouse

Timber Store

2 Stone Store Sheds

Services

Mains electricity, water and drainage.

Local Authority

West Devon Borough Council - Tax Band C

EPC

TBC - Commissioned

Tenure

Freehold

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. 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.

Directions

From Tavistock Town Centre take the Launceston Road up past Tavistock Hospital and follow the road all the way into the village of Lamerton. Proceed up the hill in the village and continue past the Blacksmith Arms public house, then after a short distance the entrance to the property will be found on the left hand side.



Floor Plan



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.

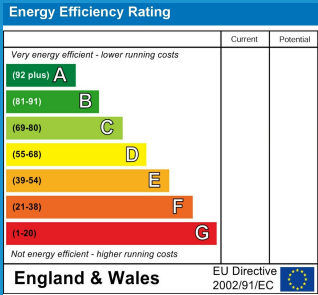
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Area Map



Energy Efficiency Graph



AML CHECKS

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