



D. R. Kivell
COUNTRY PROPERTY

Elwell Gardens

Rumleigh, Bere Alston, Devon,



Elwell Gardens

Bere Alston, Devon, PL20 7HL

Bere Alston 1.6 Miles

Bere Ferrers 3.7 Miles

Tavistock 7 Miles

Plymouth 13 Miles

Exeter 48 Miles



4 Bedrooms



1 Reception Rooms



2 Bathrooms



EPC C76



5 Acres

Superb 4 bedroom contemporary residence enjoying stunning far-reaching views over the Tamar Valley. 5 acres of paddocks, stables, carport and work from home office. No Onward Chain.

Elwell Gardens is a most impressive contemporary residence in a quiet, rural setting approximately 1.6 miles to the north of Bere Alston village on the edge of the Tamar Valley an area of natural outstanding beauty. The unspoilt estuary village of Bere Ferrers is 4 miles to the south. The popular ancient stannary town of Tavistock lies approximately 7 miles northeast boasts an excellent selection of individual shops, supermarkets, restaurants, public houses and other local amenities, as well as both state and excellent private education. Elwell Gardens offers a unique opportunity to buy a modern light bright residence in a stunning location enjoying superb views to a wide area. This amazing home has recently been sympathetically modernised to produce an outstanding property within idyllic countryside surroundings. Located within a highly sought-after area, the property enjoys an enviable setting with far-reaching views across the Tamar Valley its land and surrounding landscape.



Set in approximately five acres in the Tamar Valley countryside, Elwell Gardens combines a flexible contemporary home with land, far-reaching views and an extensive range of useful outbuildings. All set within a peaceful location without immediate neighbours. The property has its origins in the historic market-gardening tradition of the Tamar Valley, and the land and buildings continue to offer considerable versatility today. Five acres in four small fields, stables, a multi-purpose barn and a separate insulated office/studio create opportunities for equestrian, smallholding, creative, workshop or home-working use. Elwell Gardens has recently undergone a comprehensive renovation, with articular attention given to the fabric and comfort of the house. It has a simple contemporary character, combining Douglas fir cladding with rendered elevations. High levels of insulation have been installed throughout, together with new high-performance aluminium windows and doors creating a comfortable home throughout the seasons. The property also benefits from 7.2kW solar panels and has been configured to allow for future installation of an air-source heat pump, should a new owner wish to make that change. The living space has been designed to make the most of the relationship between the house, garden and surrounding land. At the heart of the house is a light-filled, dual aspect, south and west facing kitchen and living space, opening directly onto the terrace and gardens and looking across the property's own land towards the Tamar Valley beyond.

The accommodation offers three/four bedrooms and two bathrooms, with the fourth bedroom equally suited to use as a second reception room, snug, dining room, study or hobby room. The land and outbuildings have separate road access, allowing them to be used independently from the house, while the property's rural setting remains within easy reach of Bere Alston, Bere Ferrers and the market town of Tavistock. A woodland walk leads down to the River Tamar and the seasonal passenger ferry providing a delightful connection to Calstock, a riverside village known for its arts and music, and to the National Trust property of Cotehele.

Elwell Gardens offers an unusual combination of a comfortable contemporary home, land and genuinely useful additional space with the flexibility to adapt to the interests and lifestyle of its next owner.



The Accommodation

The house is entered through a newly built light entrance hall with a large window to the side and slate flagstone flooring. Kitchen / Dining / Living Room: The south-facing open-plan kitchen, dining and living room forms the heart of the house. The contemporary fitted kitchen provides extensive storage together with a central island, breakfast-bar seating and integrated dishwasher. There is space and connection for an electric range cooker and an 8kW wood-burning stove has been installed in the main living space. Windows on three sides bring natural light into the room, while a large picture window looks west across the gardens, land and towards Cornwall across the Tamar Valley countryside. Bi-fold doors open directly onto the south facing terrace, connecting the main living space beautifully with the land. The flooring is finished with high-quality German Ter Hürne Dureco flooring, which continues through the adjoining hallway. Bedroom / Second Reception Room: Opening from the main living space, this double room provides particularly flexible accommodation. It can be used as a third ground-floor bedroom or alternatively as a dining room, snug, study or hobby room. Principal Bedroom: A ground-floor double bedroom overlooking the garden and land, with a glazed door opening directly onto the terrace. The adjoining en-suite shower room has a vanity basin, WC and shower. Bedroom Two: A further ground-floor double bedroom with a window and glazed door opening onto the paved terrace. Utility Room: Fitted with tiled flooring, base units and a stainless-steel sink and drainer, together with storage and the controls for the electric central-heating system. Family Bathroom: A ground-floor bathroom with bath, separate corner shower, vanity basin and WC. First-Floor Bedroom: Stairs rise to a first-floor bedroom with fitted storage, access to the eaves and a large Velux window overlooking the land and surrounding woodland. There is further attic space offering potential for additional accommodation, subject to any necessary consents.







Outbuildings and Additional Spaces

One of Elwell Gardens' particular strengths is the range of additional buildings, offering considerable flexibility for equestrian, smallholding, workshop, creative or home-working use. Office / Studio: Set separately from the house, the insulated and fully wired office/studio provides a dedicated space for home working, creative pursuits or hobbies. With its own entrance and separation from the main accommodation, it allows work and home life to remain distinct while still being within the property. Stable Block: The timber stable block comprises three loose boxes together with a separate washing/store room and WC. These stables sit alongside the fields and benefit from the separate access serving the land and outbuildings, reaching this part of the property without needing to pass the house.

Multi-Purpose Barn:

Adjoining the stable area is a substantial multi-purpose barn, currently fitted with a wood-burning stove, sinks and work surfaces. The building provides adaptable space for a workshop, studio, hobbies, storage or other practical and creative activities. Hay Store / Garage: A further building provides useful storage for hay, machinery, vehicles or equipment. Former Market-Gardening Buildings: Two small additional buildings reflect the property's connection with the Tamar Valley's historic market-gardening tradition. Formerly used as packing buildings, they now provide further workshop, storage or project space and offer scope for a variety of uses. Together, the buildings provide an unusual but manageable amount of space beyond the house itself. Combined with approximately five acres and road access separate to the dwelling's entrance, they give a new owner considerable freedom to adapt Elwell Gardens around their own interests and requirements.



The Land

The land extends to approximately 5 acres and is a particularly attractive feature of the property, offering both space and versatility within a traditional untouched Devon setting. It is enclosed by a combination of mature tree-lined Devon bank hedging and post and rail fencing, providing a high degree of privacy while retaining an authentic rural character. Gently sloping in nature, the land is divided into four well-proportioned paddocks, making it ideally suited for equestrian or smallholding use, or simply for those seeking generous grazing and amenity space. Each paddock is well defined yet flows naturally within the landscape, enhancing both usability and visual appeal.

Access is highly practical, with a further separate entrance providing direct entry from the parish road, allowing ease of movement for vehicles, livestock or agricultural equipment without disturbing the main residence. Beneath the garden terraces this is a charming small apple orchard area adds further character.

Building

Carport: 5.70m x 3.39m (18'8" x 11'1")
Garage: 5.48m x 2.75m (17'11" x 9'0")
Work From Home Office / Garden Room: 6.49m x 3.46m (21'3" x 11'4")
Stables: 14.84m x 3.80m (48'8" x 12'5")

Divided into:

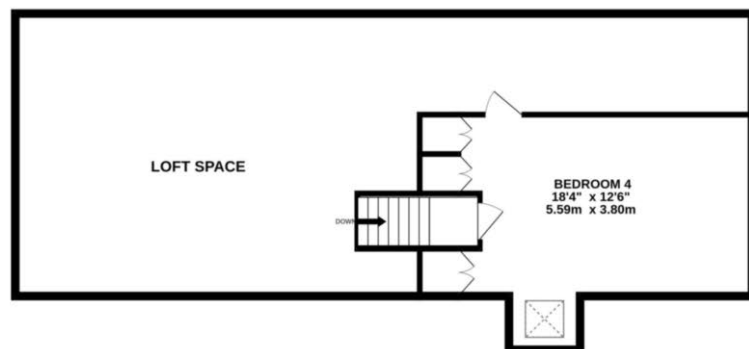
Box 1: 3.75m x 3.56m (12'3" x 11'8")
Box 2: 3.61m x 3.58m (11'10" x 11'8")
Box 3: 3.78m x 3.77m (12'4" x 12'4")
Washing Room Store and W/C: 3.70m x 2.36m (12'1" x 7'8")
Feedstore / Rest Room / Entertaining Area: 6.27m x 7m (20'6" x 22'11")

Timber frame with a concrete floor.
Woodburning stove with top oven and hot plate, stainless steel sink and drainer, storage cupboard.
Garage / Hay Store: 7m x 4.30m (22'11" x 14'1" ")
Timber frame with a concrete floor, power and light connected.

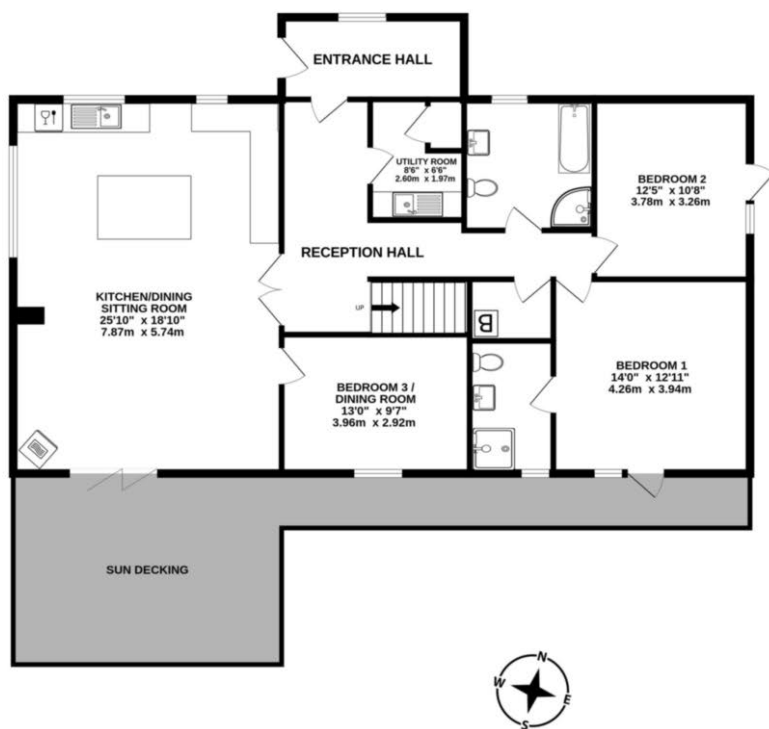
Former Market Garden Packing Buildings: 3.80m x 2.70m (12'5" x 8'10")
Fomer Packing Building: 6.10m x 3.67m (20'0" x 12'0")
Concrete block construction with concrete floor.



1ST FLOOR

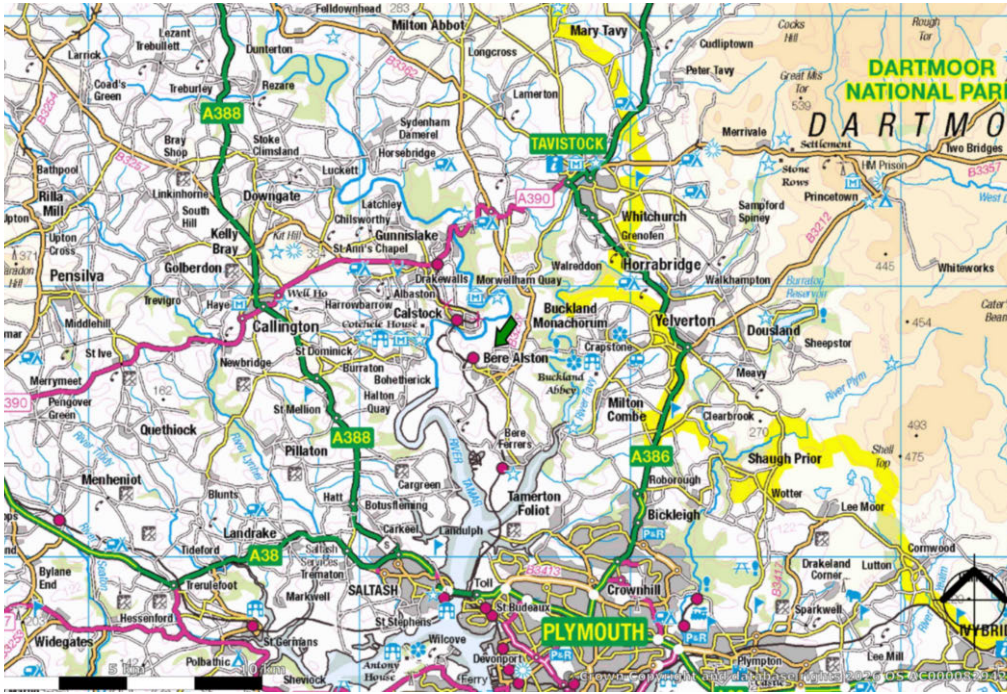


GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix 6/2026





Services & Information

Water – Mains

Drainage- Private Septic Tank

Electricity – Mains

Heating – Electric fired central heating and 8 kw wood burning stove in the main living area

Telephone & Broadband –checker.ofcom.org.uk/

Renewables – The property benefits from a 7.2kW solar PV installation with a Feed-in Tariff (FIT).

EV -Cabling has been installed to the porch to facilitate the future installation of an electric vehicle charging point.

Mobile Availability – checker.ofcom.org.uk

Council Tax – Band D

EPC – C76

Construction – Cavity Wall, part render part Douglas fir wooden cladding

The house has been comprehensively insulated and the heating system has been configured to facilitate the future installation of an air-source heat pump, should a new owner wish to make that change.

Local Authority

West Devon Borough Council, Kilworthy Park, Tavistock, PL19 0BZ 01822 813600.

Tenure

The property is offered for sale freehold with vacant possession on completion

Viewing Arrangements

Strictly by appointment with D. R. Kivell Country Property 01822 810810.

Agent's Notes

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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