



Prospect Farm, Latchley, PL18

Guide Price £625,000





## Prospect Farm, Latchley, PL18

This detached period farmhouse has been extended and modernised to create a wonderful family home. The versatile accommodation comprises; Lounge/Sitting Room, Kitchen with AGA, Breakfast Room, Utility Room, Downstairs Cloakroom, Boiler/Storage Room, Master Bedroom Suite, four further Double Bedrooms, Family Bathroom and separate Shower Room. The property also has the potential to create an annex with separate access from the courtyard. Externally, the farmhouse has the benefit of a double garage and driveway parking with attractive gardens and an additional orchard/vegetable garden complete with countryside views. The property has Oil fired central heating and double glazing and is very well maintained both inside and out. Offered with NO ONWARD CHAIN.

Latchley is a small village in the Tamar Valley with lovely woodland walks along the river to the neighbouring villages. Gunnislake lies about two miles to the east and is convenient for everyday needs. There is a health centre, a primary school, store and post office, a butchers and three public houses. The terminus of the Tamar Valley railway line is close by with a regular service to Plymouth. The market town of Tavistock lies about four miles to the east and Callington is around three miles to the west, both providing all the amenities of larger towns. The maritime city of Plymouth is within a forty-five minute drive and offers a wonderful array of shops and waterfront restaurants and bistros.







#### **ENTRANCE PORCH:**

Pitched slate roof, quarry tiled floor, frosted glazed door, side windows and radiator.

#### **LOUNGE / SITTING ROOM:**

28' 8" min x 14' 3" (8.74m x 4.34m)

Dual aspect with stone fireplace, open grate, slate hearth and staircase.

#### **FIRST FLOOR LANDING:**

Loft access and wall light.

#### **MASTER BEDROOM:**

19' 7" x 17' 8" (5.97m x 5.38m)

Spacious suite with dressing area, built-in and walk-in wardrobes, rear views and radiator.

#### **ENSUITE BATHROOM:**

10' 1" x 9' 3" (3.07m x 2.82m)

Bath, large walk-in shower, basin, towel rail and airing cupboard.

#### **BEDROOM TWO:**

14' 3" x 11' 7" (4.34m x 3.53m)

Dual aspect with built-in wardrobes and radiator.

#### **BEDROOM THREE:**

18' 0" x 8' 2" (5.49m x 2.49m)

Front windows and exposed stone feature wall.

#### **FAMILY BATHROOM:**

Bath with shower over, vanity basin, WC, heated towel rail and tiled floor.









**KITCHEN:**

18' 3" x 8' 6" (5.56m x 2.59m)

Shaker units, granite worktops, electric AGA, ceramic sink, quarry tiled floor, open-plan to breakfast area and garden access.

**UTILITY ROOM:**

10' 6" x 9' 9" (3.2m x 2.97m)

Butler sink, appliance space, storage and stable door.

**DOWNSTAIRS CLOAKROOM:**

Fully tiled with basin and WC.

**BREAKFAST ROOM:**

13' 8" x 8' 9" (4.17m x 2.67m)

Open-plan with Velux window and quarry tiled floor.

**BOILER / STORAGE ROOM:**

11' 8" x 5' 5" (3.56m x 1.65m)

Oil boiler, shelving and fuse box.

**LIBRARY / SITTING ROOM:**

13' 4" x 12' 6" (4.06m x 3.81m)

Shelving, courtyard views and stairs to rear landing.





#### **REAR LANDING:**

Velux window and airing cupboard.

#### **BEDROOM FOUR:**

13' 3" x 10' 8" (4.04m x 3.25m)

Balcony door, garden access and countryside views.

#### **BEDROOM FIVE:**

10' 2" x 9' 7" (3.1m x 2.92m)

Built-in wardrobe and dual aspect.

#### **SHOWER ROOM:**

Corner shower, basin, WC, Velux window and tiled floor.



**OUTSIDE** The front garden has a wrought iron gate providing pedestrian access to the front door. Well stocked 'cottage style' gardens to the front with a stone wall and iron railings to the boundary. The rear of the property is approached around the side crossing a small shared access from the lane. Double timber gates provide access to the paved courtyard driveway and parking area and the rear of house. The large garage is fitted with a metal up and over door with power, light and storage shelving. Outside tap. To one side there is a raised terrace with a large shrub and trellis concealing the oil tank. The remainder of the garden is laid to lawn with an abundance of flowering shrubs and plants to the borders. Timber garden shed 12' X 8' and attractive stone walling to one side. A timber gate provides access to the orchard/vegetable garden where there are fruit trees and bushes and raised vegetable beds along with a chicken run and hen house and a stream to the rear. From the garden there are lovely views across the surrounding countryside and woodland.

**SERVICES** All mains services, oil fired central heating.

**COUNCIL TAX** Currently band 'F'.

**DIRECTIONS** From Tavistock take the A390 Callington road, crossing the River Tamar at Gunnislake. Proceed up the hill and turn right at the traffic lights. Follow the lane to the staggered cross roads and go straight across. Follow the signs to Chilsworthy and go through the village to Latchley. At the centre of the village turn right and follow the road around where Prospect Farm will be found on the right as indicated by our 'For Sale' board.







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