




TAVISTOCK

O.I.R.O. £550,000

Distinctive Property with Commanding Views, Tavistock

 4 Bedrooms

 2 Bathrooms

 3 Reception Rooms

 EPC Rating: E (41)


MILLER
TOWN & COUNTRY



- » Unique & Character-filled Period Home
- » Fantastic Views to Viaduct & over Tavistock
- » Less than 10 min Walk to Town Centre
- » Generous Gardens Wrap Around House
- » Spacious Rooms & High Ceilings Throughout
- » Veranda and Terrace - Great for Entertaining
- » Double Garage & Ample Further Parking

The Property:

Lovers of period details look no further! Set up a long drive off Butcher Park Hill, this imposing property retains many original features including moulded cornices, ceiling roses and attractive fireplaces, not to mention the spacious rooms, high ceilings and large windows from the era which fill the home with light.



Those large windows also showcase the exceptional long range views towards the viaduct and over Tavistock town to the countryside beyond.

The views can also be enjoyed from the sun terrace and the open-fronted veranda which wraps around 3 sides of the home - both fantastic spaces for entertaining on a summer's evening, or just relaxing with a coffee to start the day.



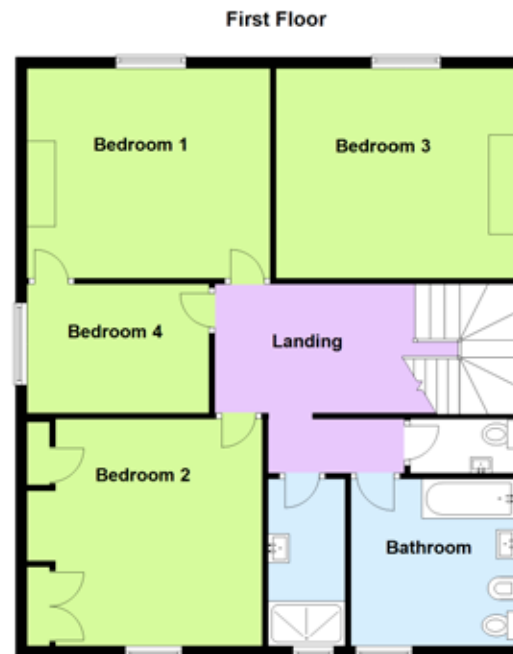
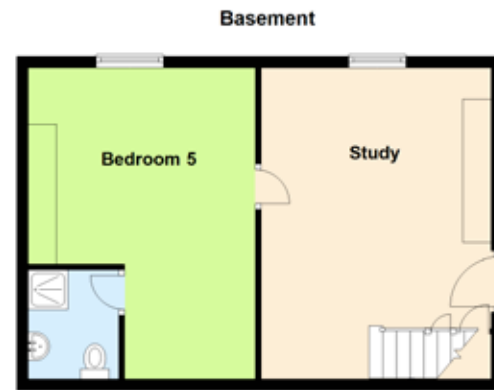
With its 4/5 bedrooms and potential for an annexe on the lower ground floor, plus plenty of space for parking, this versatile home provides plenty of room for a large family, or potentially for multi-generational living.



Location

This striking home strikes the perfect balance between easy access to amenities of the thriving and historic town of Tavistock and being set in an elevated position above town, away from the hustle and bustle. Tavistock was designated a UNESCO World Heritage Site in 2006 in recognition of the storied mining heritage of the town and the associated public and residential architecture of that period.

Today, Tavistock is a thriving market town with a fantastic range of independent shops, cafes and restaurants, as well as schooling, local services and supermarkets. There is a broader range of retail and business services in nearby Plymouth as well as rail connection to London in both Okehampton and Plymouth. Tavistock is an outdoor-enthusiast's paradise, sitting on the fringe of the wilds of Dartmoor National Park to the east and the beautiful Tamar Valley to the west. The beautiful south coast beaches are just a short drive away.



Ground Floor

Entrance Porch 6'0" x 5'0"

Reception Hall 7'2" x 14'8"

Sitting Room 11'11" x 13'1"

Drawing Room 20'4" x 14'11"

Dining Room 13'2" x 13'10"

Kitchen 13'11" x 13'0"

Utility Room 4'9" x 8'11"

Cloakroom WC

Side Hallway 8'8" x 15'5"

Sunroom

Basement

Study 18'1" x 12'4"

Bedroom 5 13'1" x 17'11"

Ensuite 5'7" x 6'

First Floor

Landing 7'2" x 14'2"

Bedroom 1 12'0" x 13'8"

Separate WC

Family Bathroom 9'7" x 8'6"

Shower Room

Bedroom 2 13'4" x 13'6"

Bedroom 4 7'2" x 10'9"

Bedroom 3 14'1" x 12'2"

Outside

Double Garage 15'6" x 19'1"

Services: Mains electricity, water and drainage.

Solar panels mounted on the garage roof provide further electricity source. Gas central heating.

Broadband connected.

Council Tax Band: G

Tenure: Freehold





Outside

The property is set up a private driveway with parking at the bottom for two cars, and at the front of the property is a further parking area for one to two cars. A secondary drive leads up to the side and rear of the property where there is a car port with pod for charging an electric car, and detached double garage, and additional parking for one to two cars. To the far side of this driveway is a useful and productive vegetable garden with raised beds.

Wrapping around the house are lawned gardens with mature shrubs and flower borders. At the very bottom of the driveway is a gently sloping area of garden which has been sown as a wild flower meadow, to attract pollinators and wildlife. The home is surrounded on three sides by an attractive open-fronted veranda, and this has been extended beyond to create a spacious decked sun terrace, both providing fantastic spaces to relax and entertain outdoors.





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VIEWING:

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