



Town • Country • Coast



Mill Hill Lane

Tavistock

Price Guide £525,000



## Mill Hill Lane

Tavistock

What a great opportunity to purchase a three bedroom semi-detached barn conversion close to Tavistock with a stable block and two acres of land arranged as two paddocks. The property itself is beautifully presented throughout and boasts three double bedrooms, a spacious living room and a well presented kitchen / dining room.

The property is found on a small development of barn conversions and has the use of a tennis court. The paddocks are level and provide a great space to exercise your equine friends. There is a space to store a sizeable horse box next to the stable. An armoured buried cable has been installed to the stable and is ready for connection to mains power.

To the front of the property is a parking area for a number of vehicles along with a lawned area and patio, perfect for entertaining family & friends. The vendors have previously obtained planning permission, which has now lapsed, to extend the ground floor to the side creating a larger kitchen.

You enter the property via a large & impressive timber porch into a hall area with the stairs to the first floor in front of you and a bathroom. To the right is a kitchen / diner which provides plenty of storage space, including cupboards beneath the stairs and equipped with built-in Zanussi appliances. There is space for a family dining table in the middle of the room. At the other end of the property is a spacious, yet cosy living room, double doors lead you out to the garden area whilst a wood burner provides additional warmth & charm on those cold winters evenings. Upstairs you will find three double bedrooms, two of which are similar in size with storage cupboards built in. The master bedroom is bright and has an airy feel, built in wardrobes provide plenty of storage. The shower room is beautifully presented with a double shower, WC & basin.





#### Entrance Area

#### Kitchen / Diner

13'11" x 9'10" (4.24 x 3.00)

#### Living Room

15'1" x 13'10" (4.60 x 4.22 (4.59 x 4.21))

#### First Floor Landing

#### Bedroom 1

14'1" x 10'1" (4.29 x 3.07)

#### Bedroom 2

9'11" x 9'10" (3.02 x 3.00)

#### Bedroom 3

9'11" x 9'2" (3.02 x 2.79)

#### Shower Room

#### Bathroom

#### Stable Block

With four generous loose box'0"s and a tack room (With four generous loose box.00s and a tack room)

#### EPC

62/D

#### Tenure

Freehold - maintenance charge for main lane hedge trimming - circa £50 per annum.

#### Services

Mains water, electricity, private drainage (septic tank).

#### Council Tax Band

D

#### Situation

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

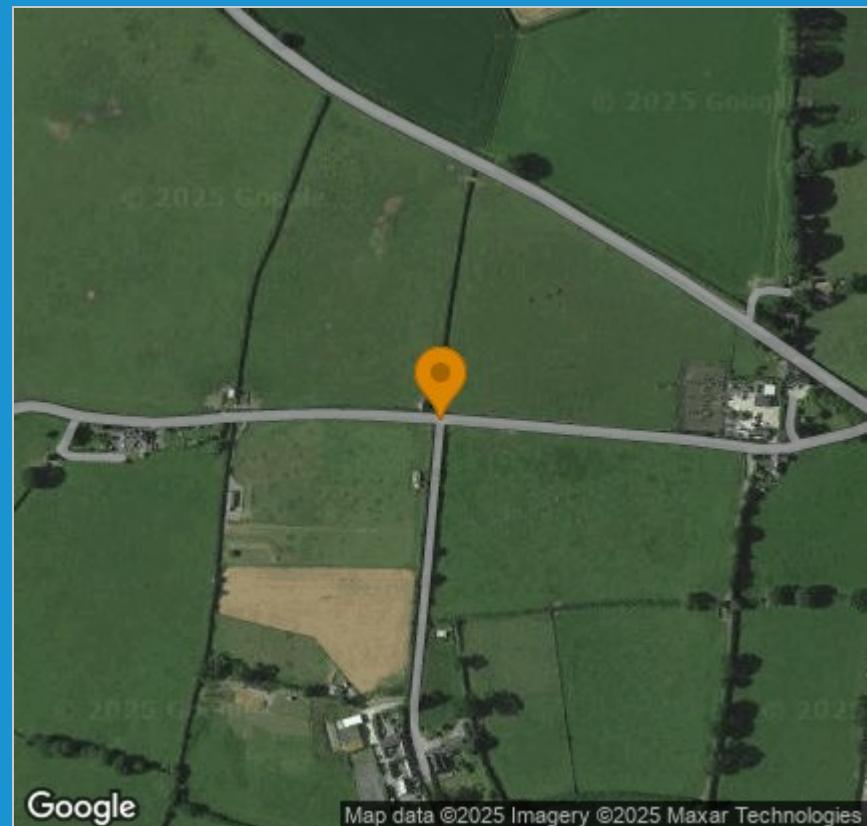
From Tavistock proceed along New Launceston road passing the hospital. After a short distance turn left sign posted Mill Hill. Follow this road for approx. 1/4 a mile where a turning is found on your left hand side. Follow this lane & turning right, follow the lane around to the left where the property is found on your left



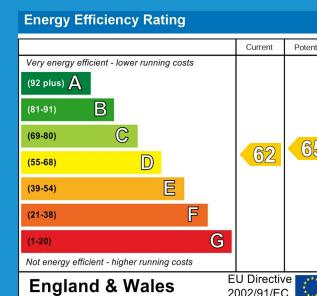
## Floor Plan



## Area Map



## Energy Efficiency 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.

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