



Town • Country • Coast



Tavistock

Guide Price £475,000



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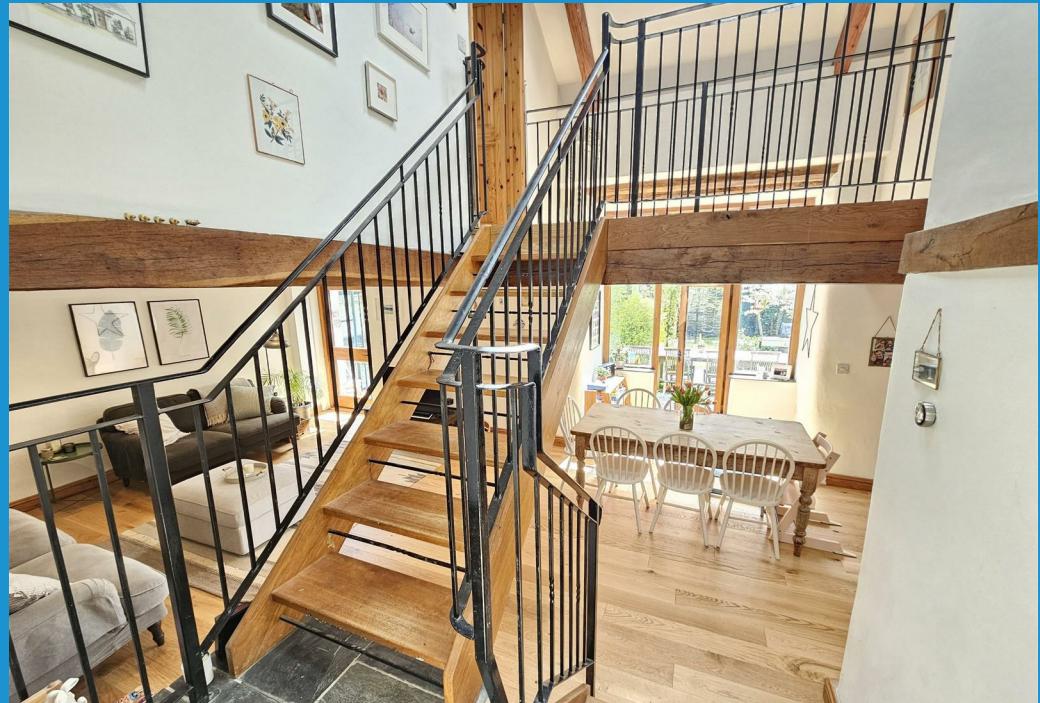
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## Tavistock

This beautifully presented semi-detached barn conversion is situated in an idyllic setting with generous gardens and spacious living accommodation. There are many features that remind you of its history such as the exposed beams and vaulted ceilings. The property benefits from amazing countryside views and offers parking suitable for three cars. A double height galleried entrance leads into a spacious living & dining area. Light floods in via the large window & door to the walled south facing garden.

The tastefully decorated farmhouse style kitchen/breakfast room opens out to the walled garden and offers ample amount of worktop and storage space. Beyond the living area is a large bedroom with vaulted ceilings, it benefits from a walk-in wardrobe and a beautifully appointed en-suite shower room. It is currently utilised as a second reception room providing versatility, it is a delightful room to relax and unwind.

On the first floor of the property you will find the two sizeable bedrooms, with vaulted ceilings at either end of the galleried landing. The beautiful family bathroom has a roll top bath, basin & WC.

A real enviable feature of the property is the number of doors that open out to the sunny, walled garden enticing you outside.

To the front of the property lies a beautifully terrace garden that has an array of plants, shrubs and trees that provide a wealth of seasonal colour. There are a number of areas where you can sit and relax and view the garden from a different aspect. The vendors have built a Cedar Clad studio/home office with power and lighting connected, this offers beautiful views of the Devon countryside, it really is an enviable place to sit and work! To the rear of the property is a walled garden with an array of mature plants, it is a secure place for children to play and to entertain family or friends.

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### Living Area

26' x 15'4 (7.92m x 4.67m)

### Kitchen Area

15'3 x 10'4 (4.65m x 3.15m)

### Bedroom/Reception Room

14'10 x 13'7 (4.52m x 4.14m)

### Ensuite Shower Room

### First Floor Landing

15'2 x 12' 11 (4.62m x 3.66m 3.35m)

### Bedroom One

15'3 x 7'5 (4.65m x 2.26m)

### Family Bathroom

### Tenure

Freehold. Approximately £200pa for maintenance of the driveway and shared sewage facilities.

### Services

Mains water and electricity. Oil Fired central heating and private drainage shared between four properties.

### Council Tax Band

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## Directions



**EPC**  
F/21

### 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, take the A390 passing the Catholic Church. Turn immediately right onto Crease Lane and continue for 1.5 miles. Upon reaching the crossroads, carry on straight, rising up the hill for approx. 250 yards, turning left signposted Artiscombe Farm. Follow the private road bearing right. The property will be found on your left hand side with parking for three cars on your right.

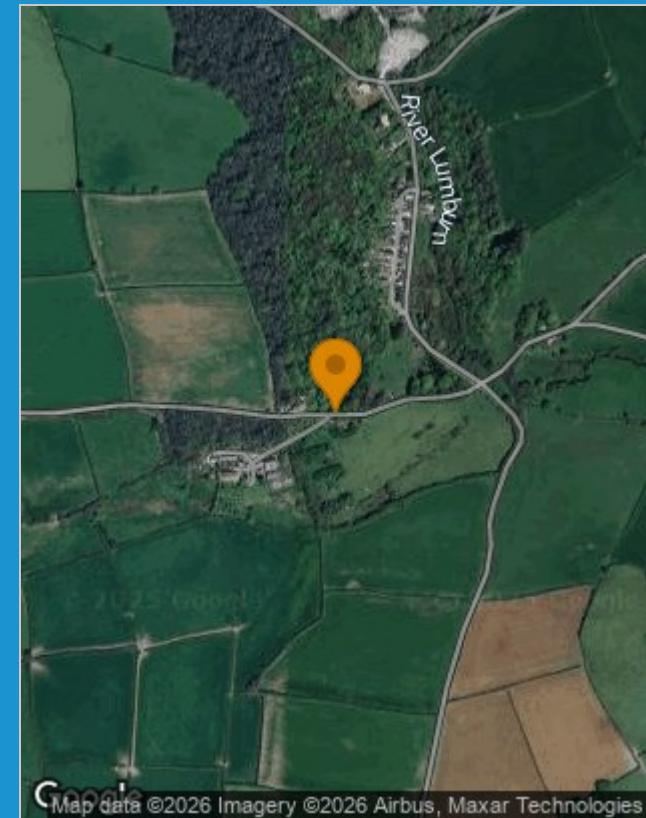




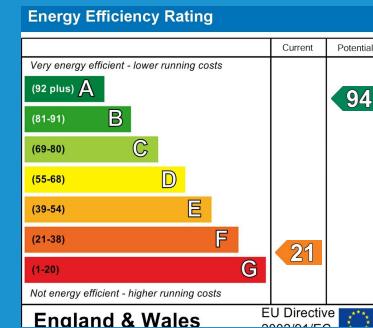
## Floor Plans



## Location Map



## Energy Performance 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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.