



Town • Country • Coast



Peter Tavy, Tavistock

Offers In Excess Of £450,000



## Peter Tavy, Tavistock

We are delighted to be bringing to market this charming three bedroom characterful stone barn conversion with exposed beams and period features in the highly sought after village location of Peter Tavy and offered with NO ONWARD CHAIN!

Currently being utilised as an AirBnB, enjoying views across the neighbouring fields, the property offers flexible living with a ground floor double bedroom with Jack-and-Jill shower Room. Also on the ground floor is a Lounge/Diner with focal woodburning stove and double doors opening out onto the garden.

Steps lead down to a modern kitchen with plenty of storage units and solid slate worktops, with a dishwasher, washing machine and electric oven as well as an electric 'Everhot' range cooker, useful large larder cupboard and a door leading out to the garden.

Upstairs there is generous living room with feature wall to wall windows making the most of the fantastic views. Exposed beams add to the character as well as a second woodburning stove for those cosy winter evenings. There are two further double bedrooms upstairs and a family bathroom, with bath and separate shower cubicle. Several roof lights on the landing flood the property with natural light.

Outside, the walled garden is enclosed and mainly laid to lawn with a patio area, perfect for alfresco dining. The entrance is gated and opens onto a gravelled parking space.





#### Entrance Hall

**Bedroom 3**  
12'6" x 10'5" (3.82 x 3.19)

#### Downstairs Shower Room

**Lounge/Diner**  
17'2" (max) x 12'6" (5.24 (max) x 3.83)

**Kitchen**  
14'4" x 10'2" (4.39 x 3.10)

**Living Room**  
15'1" x 12'8" (4.61 x 3.87)

**Bedroom 1**  
17'2" (into doorway) narrowing to 11'7" x 12'7" (5.25 (into doorway) narrowing to 3.55 x 3.85)

**Bedroom 2**  
10'1" x 9'3" (3.09 x 2.82)

**Bathroom**  
9'10" x 4'11" (3.00 x 1.50)

**Tenure**  
Freehold

**Services**  
Mains electricity, water, private drainage, oil fired central heating via external boiler.

**EPC**  
E/54

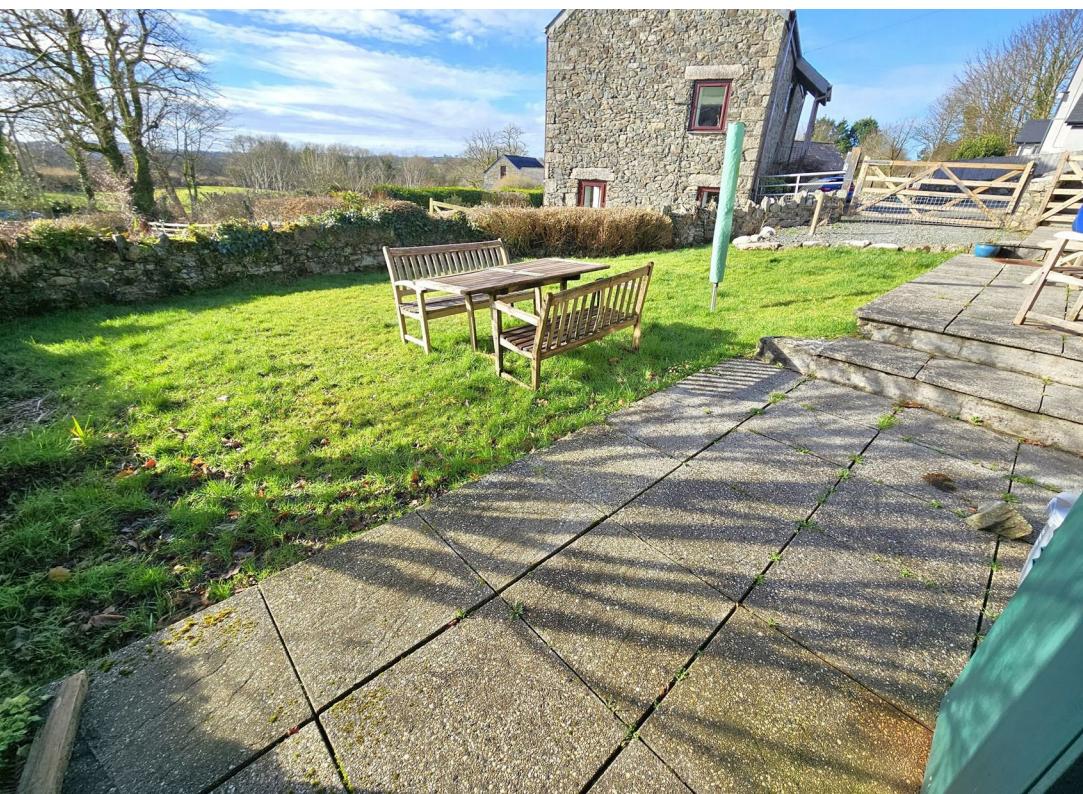
**Council Tax Band**  
E

#### Situation

Peter Tavy is a sought after village 3 miles along the A386, North-East of Tavistock, Devon; it is named after the River Tavy. 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

Coming from Tavistock, follow the A386 all the way to Harford Bridge where you take a right turn towards Harford Bridge Holiday Park, signposted Peter Tavy. Follow this road into the village. As you turn left towards the pub, the barn can be found immediately on your left.



## Floor Plan



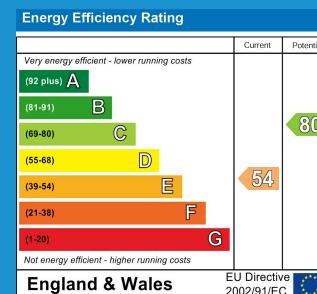
## Viewing

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.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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