



Peter Tavy

Guide Price £450,000



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Nestled in this idyllic moorland edge village is this charming detached character cottage offering spacious accommodation, with two reception rooms and three bedrooms, together with level gardens, an ornamental pond and garden store sheds. A driveway provides off road parking for at least two vehicles. Offered with no onward chain.

Many character features can be found including deep window sills and window seats, timber latch doors, stable style doors, exposed beams, stonework and magnificent fireplaces.

As you enter the front entrance porch via a timber stable style door, you are welcomed by two large reception rooms. A sitting room with a large stone fireplace, housing a woodburning stove and a kitchen/breakfast room boasting an inglenook fireplace with cloam oven and housing a solid fuel stove. The kitchen area is comprehensively fitted with a range of traditional units under wooden worktops, large breakfast bar, undermount sink and Neff oven and gas hob, with extractor over. From here, there is a useful utility room which houses the wall mounted lpg gas boiler. A rear porch with further timber stable style door leading to the gardens and a large recess, ideal for boots and coats, with a door into a ground floor shower room with large walk-in shower, wc and basin.

On the first floor are two generous double bedrooms and a single bedroom, together with a bathroom comprising a roll top bath, wc and basin. Views over the gardens from the front elevation rooms.

To the rear of the cottage is a driveway providing parking for at least two vehicles. There are two garden gates leading to the front of the cottage. The gardens are level with lawned areas, many mature established shrubs including rhododendron, willow and fig tree. An ornamental pond and patio area with useful store for logs. There is a further garden store and garden area with views toward the Village Church.





Entrance Hall

Sitting Room

13'2" x 11'8" (4.02m x 3.58m)

Kitchen Diner

20'5" x 10'8" extending to 11'10" (6.24m x 3.26m extending to 3.61m)

Utility Room

6'10" x 4'8" (2.10m x 1.43m)

Porch

Ground Floor Shower Room

6'2" x 4'8" (1.89m x 1.43m)

Bedroom 1

13'8" x 12'2" max (4.18m x 3.71m max)

Bedroom 2

14'2" x 10'8" (4.32m x 3.26m)

Bedroom 3

13'2" x 5'2" max (4.02m x 1.59m max)

Restricted head height.

Bathroom

7'0" x 5'8" (2.15m x 1.75m)

Services

Mains electricity and water. Drainage to septic tank. LPG Gas.

EPC

E44

Local Authority

West Devon Borough Council - Band E

Situation

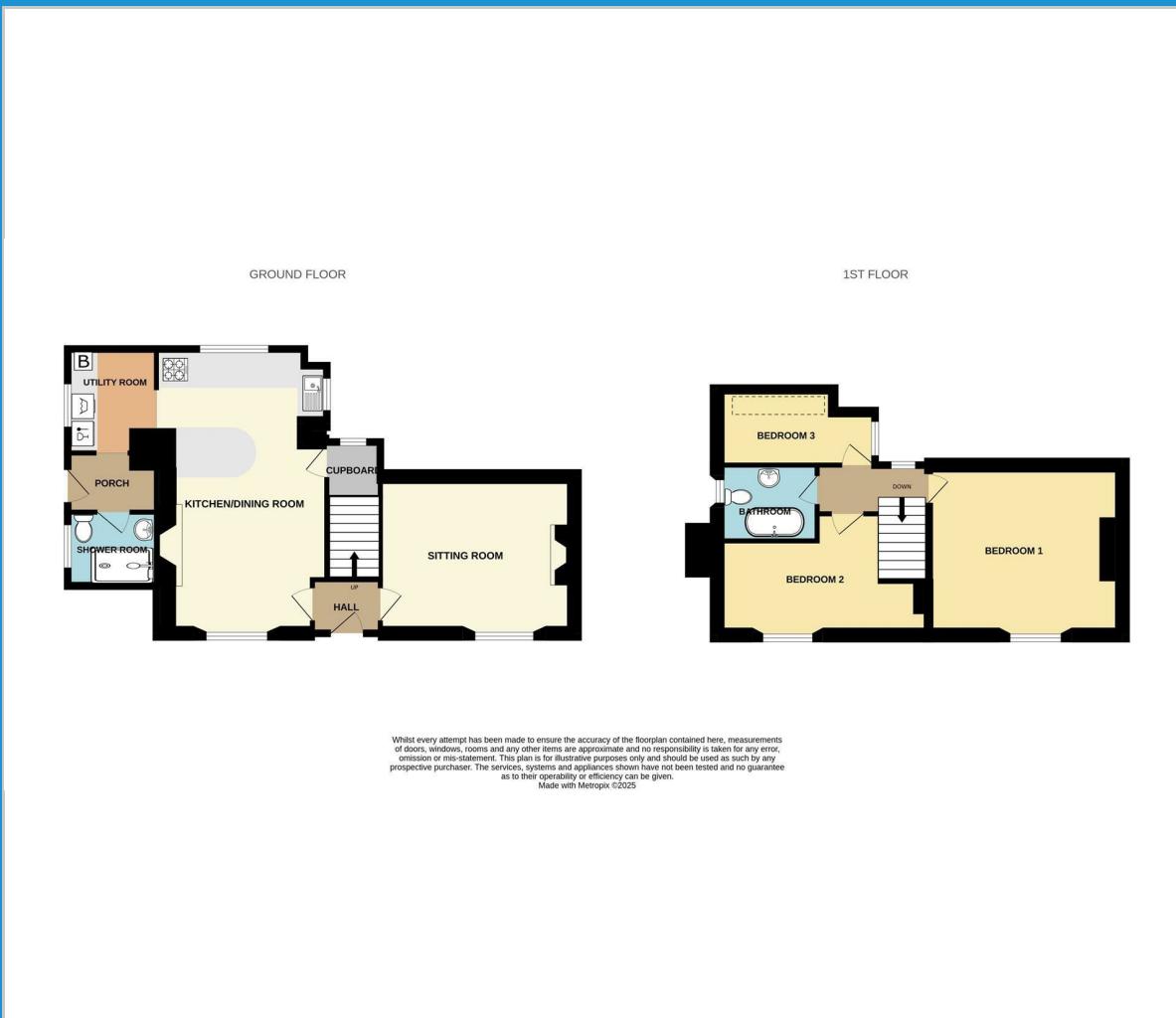
Peter Tavy is a sought after village 3 miles along the A386, North-East of Tavistock, Devon; it is named after the River Tavy. Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting 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 and as you enter the village you will find the property on the left hand side.



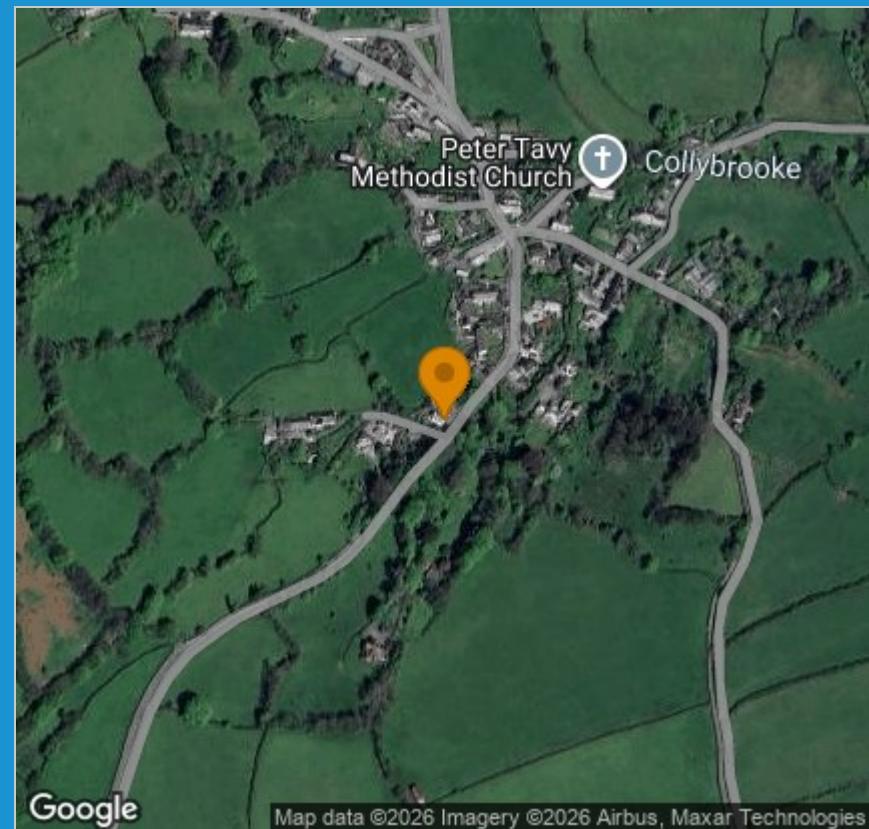
Floor Plan



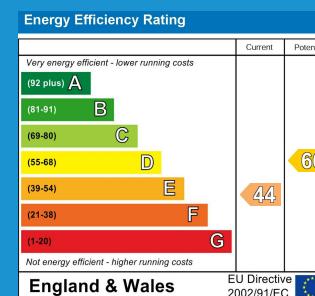
Viewing

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



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