



Town • Country • Coast



Townlake, Tavistock

Guide Price £380,000



Townlake, Tavistock

NEW PRICE !! AVAILABLE WITH NO ONWARD CHAIN!! This is a rare opportunity to purchase a detached, three bedroom cottage tucked away in the pretty little hamlet of Townlake, near Horsebridge, with character features, double garage, parking and a garden - including a small paddock - with the entire plot measuring approximately 1/4 acre. The property benefits from brand new heaters throughout.

There is approximately 3.22 acres of pasture with 2 loose boxes and tack room, with water connected, within a short walk of the cottage, available by separate negotiation.

The cottage is coming to the market for the first time in decades, having been used as a family home for more than 30 years. The vendor has advised all external walls have been insulated. Downstairs there is a kitchen, with base level units as well as an oil fired Aga creating a real heart of the home and providing heat in the colder months. There is also access out to the garden. The living room benefits from a stone fireplace with feature stove as its focal point as well as windows to the front and patio doors at the rear leading out to the garden. Upstairs there are two double bedrooms and a generous single, all with exposed beams. The single bedroom has a walk-in cupboard, ideal for a wardrobe or study area. There is a shower room with enclosed shower, toilet and basin. Landing with eaves cupboard space.

Outside, driveway with carport and storage cupboard with power connected. There is a further double garage, separated by an internal wall, which in one side houses a gardeners toilet and sink. All external walls are fully insulated. The generous garden boasts mature shrubs and flower beds and benefits from views of the surrounding countryside. To the rear of the garden, a gate leads to a small paddock, enclosed by stock fencing.





Entrance Hall

Living Room

16'4" x 16'4" (plus recess) (5 x 4.99 (plus recess))

Kitchen

12'9" x 8'7" (widening 14'6") (3.9 x 2.64 (widening 4.44))

First Floor Landing

Bedroom 1

17'8" x 7'8" widening to 12'7" (slight restricted (5.41 x 2.34 widening to 3.86 (slight restricted he))

Bedroom 2

12'7" x 8'11" (slight restricted head height) (3.84 x 2.72 (slight restricted head height))

Bedroom 3

9'8" x 8'4" (slight restricted head height) (2.97 x 2.55 (slight restricted head height))

Bathroom

6'10" x 5'8" (2.1 x 1.73)

Double Garage

15'10" x 15'5" (4.83 x 4.71)

Tenure

Freehold

Services

Mains electricity, water and private drainage. Electric storage heaters, wood burning stove and oil fired Aga.

Council Tax Band

D

EPC

D/62

Situation

Townlake is a small hamlet just outside the village of Horsebridge. Horsebridge is a highly sought after village on the banks of the River Tamar. The village boasts a range of properties and a popular pub 'The Royal Inn'. The village is almost equidistant from the two market towns of Tavistock & Callington which boast a wealth of shops. There are an abundance of countryside footpaths to get out and explore the surrounding area.

Directions

From Tavistock, follow the B3362 towards Lamerton and Milton Abbot, passing Lamerton Stores/Carrs Garage on the left hand side and after another 1 mile at Tuell Post turn left signposted Sydenham Damerel. Continue for 1.5 miles, through the village of Sydenham Damerel, then turn right at the 'T' Junction signed Horsebridge. Pass the Royal Inn public house on your left and then turn left, follow this road up the hill and turn left signposted Townlake. Continue through the hamlet and the property will be found on the right hand side.

AGENTS NOTE

There is approximately 3.22 acres of pasture with 2 loose boxes and tack room, with water connected, within a short walk of the cottage, available by separate negotiation.

Floor Plan



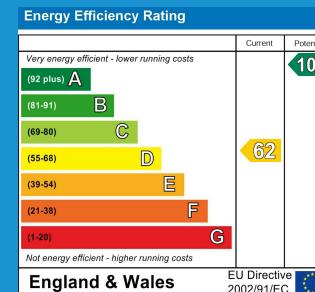
Viewing

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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