



BERE ALSTON

£155,000



26 Station Road, Bere Alston PL20 7EL

SITUATION AND DESCRIPTION

A charming character cottage located in the heart of the village.

The village of Bere Alston offers a wide range of shopping facilities as well as a post office, doctors' surgery, chemist and highly rated primary school. The Tamar Valley railway line links Bere Alston to Plymouth in 20 minutes, with connections from there to London. The unspoilt surroundings of the Tamar Valley with its rolling hills, meandering rivers and ancient woodlands are ideally suited to those who enjoy walking, riding and water sports.

The market town of Tavistock is a five mile drive away and offers a variety of additional facilities including a number of supermarkets, The Wharf Cultural Centre, notable boutiques, delicatessens and the Pannier Market.

The cottage dates back, we believe, to the mid 1800s enjoying a wealth of charm and character throughout with many original features, including the family bible cupboard. The property has been improved and updated by the current owner with bespoke designed fire mantels, door and window lintels and sympathetically brought up to date.

With a cottage garden, three good sized bedrooms, two reception rooms, kitchen and family bathroom, this would make a fantastic family home within walking distance of the village amenities.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

Approached via a PVCu double glazed half lead glazed door to:

RECEPTION/DINING ROOM

12' 6" x 14' 3" (3.81m x 4.34m)

PVCu double glazed half lead glazed window to front elevation with window seat; original Bible cupboard with wooden lintel over; feature fireplace with wooden surround and bespoke mantel; tiled hearth; radiator; wooden lintel over opening to:

SITTING ROOM

12' 7" x 11' 10" (3.84m x 3.61m)

Metal feature staircase to first floor; beamed ceiling; feature fireplace with bespoke mantel over and tiled hearth; original meat hook; radiator; three storage cupboard; glazed door to rear garden; tiled steps to:

KITCHEN/UTILITY ROOM:

19' x 5' narrowing to 4' 0" and widening to 7' 0" (5.79m x 1.52m narrowing to 1.22m and widening to 2.13m)

Irregular shaped room.

UTILITY

Space for washing machine; space for tumble dryer; worksurfaces; wooden framed window to side elevation; tiled steps to:

KITCHEN

Range of matching base and eye level units; single drainer sink unit; space for cooker; space for fridge/freezer; tiled floor; two wooden windows to side elevation; tiled steps to:





BATHROOM

7' 9" x 6' 4" (2.36m x 1.93m)

White suite comprising panelled bath, pedestal wash handbasin, low level WC; large storage area with shelving; towel radiator; two PVCu double glazed windows to side elevation (one opaque glazed); cat flap.

From the dining room, a spiral staircase leads to the:

FIRST FLOOR:

BEDROOM ONE

12' 2" x 12' 3" (3.71m x 3.73m)

Irregular shaped room.

Wooden Victorian-style window to rear elevation with deep sill; storage cupboard housing recently fitted Raven Heat gas fired boiler; radiator.

BEDROOM TWO

14' 9" x 8' 3" (4.5m x 2.51m)

Double glazed half lead window to front elevation; feature ceiling beams; feature Victoriana fireplace; radiator.

BEDROOM THREE

11' 10" x 6' 5" (3.61m x 1.96m)

Double glazed half lead window to front elevation; feature ceiling beams.

OUTSIDE:

The garden is at the rear of the property and is accessed via the dining room. Paved steps lead up to the rear of the property and a slightly elevated lawn. There is also a seating area, stone outbuilding and wall and fenced boundaries.

SUMMERHOUSE

10' x 10' (3.05m x 3.05m)

Fully glazed with concrete floor and wall to rear.

AGENT'S NOTE

Please note there is a right of way over the adjoining properties (22 & 24) to access the road.

SERVICES

Mains electricity, mains gas, mains water and mains drainage.

OUTGOINGS

We understand this property is in band 'B' for Council Tax purposes.

VIEWING

Strictly by appointment with MANSBRIDGE BALMENT on 01822 840606.

DIRECTIONS

From our Bere Alston office, proceed down Fore Street leading into Station Road. The property will be clearly identified by a Mansbridge Balment 'For Sale' board.

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 Tel: 01822 840606
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*** PL19, PL20, EX20**