




mansbridge&balment

BERE FERRERS

£240,000



TAPP COTTAGE

Bere Ferrers, Yelverton PL20 7JL

*Idyllic detached cottage offering a perfect retreat
within this historic waterside village*

Two Bedrooms - Master With Walk-in Wardrobe

18ft Sitting/Dining Room with Woodburning Stove

Contemporary Kitchen

Enclosed Courtyard Garden

"Secret" Garden with Outbuilding/Store

River Views

£240,000



**19 Fore Street
Bere Alston
Devon
PL20 7AA**

mansbridgebalment.co.uk





SITUATION AND DESCRIPTION

An idyllic detached cottage providing the perfect retreat within the historic waterside village of Bere Ferrers. The village offers peace and tranquillity on the western banks of the Tavy River, while providing an active village social life, Quay, country pub and a small beautiful railway station which is part of Tamar Valley Line.

This home has been renovated in recent years and now benefits from notable character features, modern mains gas central heating and PVCu double glazing plus a wood burning stove. The contemporary kitchen and first floor shower room were replaced in 2018 which create a desirable mix between the old charm and new living space. It is understood the cottage was built originally in the 1800s and later extended, opening the ground floor up to have a kitchen, reception hall and cloakroom.

There is an attractive enclosed courtyard garden to the front of the home which has views over to the river between neighbouring properties. There is also a further secret garden a short walk from the cottage which harbours a vegetable, herb and fruit garden plus a useful 10'x 8' store and further log store. This area is again incredibly peaceful with views over the surrounding landscape and is an ideal spot to retire and unwind.

The accommodation comprises reception hall, cloakroom, sitting/dining room with an understairs cupboard, kitchen and to the first floor is a guest bedroom/study and a master bedroom with a walk-in wardrobe and shower room.

Bere Ferrers is a rare village due to the fact you have to drive to it so it isn't affected by traffic passing through. A short five minutes drive away is the village of Bere Alston with a further connected train station, bus stops, supermarket, shops, post office, school, hairdressers, butchers, chemist and doctors' surgery.

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:

Solid wood entrance door into:

RECEPTION HALL

4' 7" x 6' 6" (1.4m x 1.98m)

PVCu window; slate floor; radiator; doors off.

CLOAKROOM

6' 6" x 2' 10" (1.98m x 0.86m)

PVCu double glazed window; low level WC; wash handbasin; cat flap.





SITTING/DINING ROOM

18' 7" x 12' 2" (5.66m x 3.71m)

PVCu double glazed window to the view, courtyard and village; woodburning stove; built-in cupboard; storage area under the stairs; BT point and television point; radiator; door to:

KITCHEN

12' 10" x 5' 4" (3.91m x 1.63m)

PVCu double glazed window to the village and views; slate floor; modern fitted kitchen (installed 2018); integrated Bosch hob and oven/grill; extractor fan; fridge and freezer; Lamona microwave; wine rack; slide-out larder drawer; soft closing cupboards and drawers; kickboard heater; LED spotlights; boiler cupboard housing Worcester Generation 30Si combi boiler (mains gas and installed 2010).

FIRST FLOOR:

LANDING

PVCu double glazed window; doors off.



BEDROOM TWO/STUDY

9' 2" x 8' 2" (2.79m x 2.49m)

Radiator; PVCu window to the views.

MASTER BEDROOM

12' 4" x 10' 4" (3.76m x 3.15m)

Radiator; PVCu double glazed window to the views; door to shower room and opening to:

WALK-IN WARDROBE

8' 9" x 4' 5" (2.67m x 1.35m)

Shelves and hanging rails; lighting.

SHOWER ROOM

9' x 5' 10" (2.74m x 1.78m)

PVCu window; solid oak floor; corner cupboard; walk-in shower; low level WC; wash handbasin; heated towel rail.



OUTSIDE:

The property is approached from a wrought iron gate into the courtyard garden. This area is secure and enclosed with a storage cupboard and planted areas including a stunning wisteria and camellia which blooms in the spring. There is an outside tap and power point.

A hidden detached garden is also located a short walk from the cottage along an ancient pathway. The garden is private and hidden from view and is where the current owner grows vegetables etc in the productive soil. There is also a useful detached store and log store.

OUTBUILDING - STORE

10' x 8' (3.05m x 2.44m)

Vinyl construction for low maintenance; part insulated.



SERVICES

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

OUTGOINGS

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

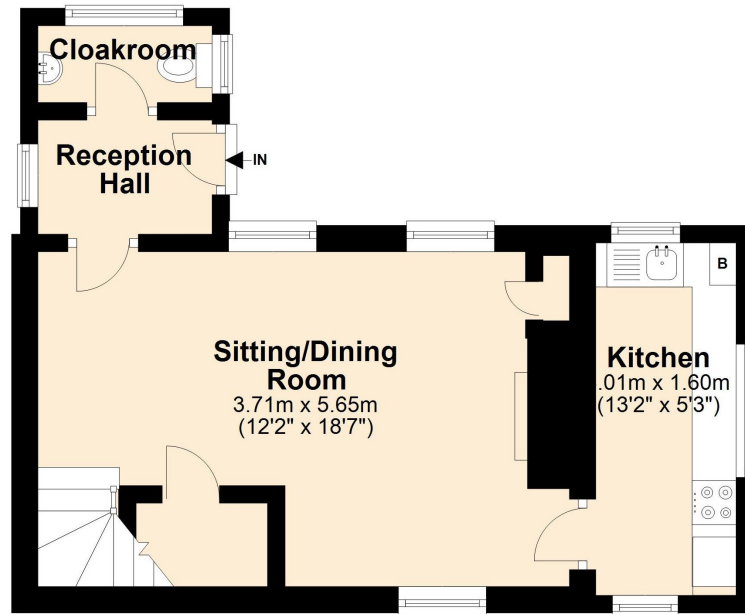
VIEWING

Strictly by appointment with MANSBRIDGE BALMENT on 01822 840606.

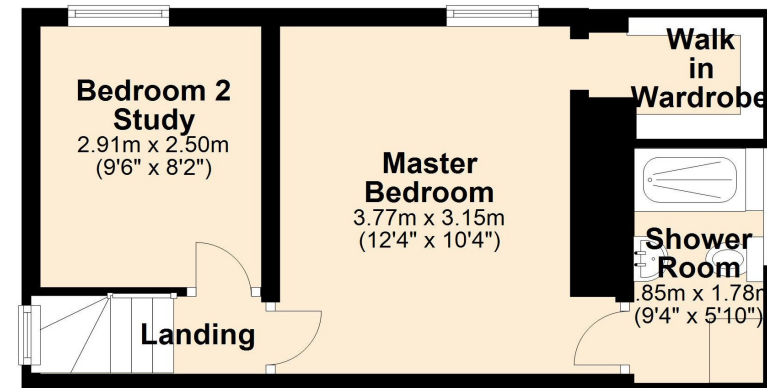
DIRECTIONS

From our Bere Alston office proceed to the village of Bere Ferrers. The property will be found in the centre of the village marked by our for sale sign just before the pub.

Ground Floor



First Floor



FLOOR PLAN DISCLAIMER These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Copyright © Mansbridge Balment 2019
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BETTER COVERAGE, WIDER CHOICE
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* PL19, PL20, EX20