STAGS
Lumburn Farm

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Lumburn, Tavistock, PL19 8HS

Tavistock 1 mile Plymouth (A38) 14 miles Okehampton (A30) 15 miles

- 4 Bedrooms
- 2 Reception Rooms
- Stables and Paddocks
- Landscaped Gardens
- Car Port
- Driveway
- Garage and Store
- 2.2 acres

Guide price £515,000

An impeccably presented Grade II Listed former farmhouse in a sheltered setting.

SITUATION

Situated in a small hamlet of period properties just one mile to the west of the beautiful and thriving market town of Tavistock. Tavistock is steeped in history and tradition dating back to the 10th century, and famed for being the birthplace of Sir Francis Drake. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly, whilst the largely 19th century town centre is focussed around the Pannier Market and Bedford Square, in which regular farmer's markets are held. Tavistock straddles the river Tavy and borders with the Dartmoor National Park along its eastern edge, making it an extremely popular destination for lovers of the outdoors with walking, riding, cycling and exploring all on the doorstep.

The city port of Plymouth is 14 miles to the south with a superb range of shopping facilities including department stores, mainline railway station serving London Paddington, deep water marina and regular cross channel ferry port serving Northern France and Spain. Some 15 miles to the northeast is the former market town of Okehampton known as the 'Gateway to Dartmoor' with its easy access to the vital A30 trunk road leading to the city of Exeter. Exeter has an international airport, mainline railway station serving London Paddington and access to the M5 motorway.

DESCRIPTION

This detached Grade II Listed former farmhouse will be found in excellent order throughout. The property has been subject to considerable expenditure and improvement by the current vendors who have successfully combined the style and character of properties of this nature including secondary glazed sash windows, wonderful flagstone floors with more modern conveniences such as gas central heating.

With its pasture paddocks and equestrian facilities the property affords itself to many uses making it worthy of an early inspection.

ACCOMMODATION

The accommodation is illustrated on the floorplan overleaf, being accessed through the front entrance porch with its ornate green and opaque glazed panel windows, display shelf and original style red Victorian tiles. The multi-paned glazed door leads through to the entrance hall with double radiator and useful under stairs storage. Stairs lead to the first floor and a further rear door leads to the adjoining car port at the rear of the property. A further door at the rear of the hallway leads to the utility room with storage cupboards with rolled edge work

surfaces over incorporating stainless steel single drainer sink unit with mixer tap over; ceramic wall tiling; plumbing and space for a washing machine; space for a tall fridge/freezer; ample coat hanging and boot storage; slate flagstone floor; dual aspect windows to the side and rear. The kitchen/breakfast room comprises a range of base and eye level pine fronted units with roll edged laminated work surfaces over. Slate flagstone floor, chimney breast with tiled recess for a range cooker and built-in Victorian cupboards. Inset 1 ½ bowl sink unit with mixer taps, plumbing for a dishwasher and a wall mounted gas fired combination boiler.

The sitting room features a multi-fuel burner on a slate hearth with multi-pane sash window to the front aspect. A double radiator and shelving to either side of the fireplace. Across the hallway into the dining room with its feature being the cast-iron fire with decorative panels and Victorian surround. A radiator and window to the front aspect. A further room currently lends itself as a study with radiator and window to the side.

The first-floor landing gives access to ample loft storage, a double door airing cupboard and a radiator with access to; cloakroom with pedestal wash-hand basin, low-flush WC, patterned frosted multi-paned window to the rear and tiled splash-backs to dado height.

The family bathroom consists of; pedestal wash hand basin with tiled splash back; low flush WC; tiled shower cubicle with mains-fed shower over; freestanding roll top bath with chrome mixer-tap and shower over; built-in storage cupboards; cast iron fireplace with slate hearth; radiator; extractor fan and window to rear aspect. Bedroom one enjoys views to the rear across to the adjoining pasture paddocks and surrounding countryside. Through to Bedroom two with its feature period fireplace, built in cupboard and a multi-paned sash window to the front aspect. Bedroom three has a multi-paned sash window to the front aspect with views and built-in wardrobe. Bedroom four with a sash window enjoys views to the front and surrounding countryside.

OUTSIDE

Immediately to the rear of the property is the CAR PORT 9.14m(30'0") x 4.11m(13'6") with power and light connected, fuse box for outside facilities and gate leading to the rear courtyard and oriental garden, perfect for al-fresco dining with a high degree of privacy. Within the carport is a gardeners loo and further storage for coal or wood. The hard standing seating area leads to further outbuildings; STONE OUTBUILDING 2.13m (7'0") x 1.96m (6'5") with window to side aspect, power attached. Attached to this is a further STORE/POTTING SHED 8'5" x 5'0" with light and window to side aspect. A pathway then leads to the paddock which is enclosed by fence posts and stock fencing. The rear garden is laid to lawn with a mixture of mature trees, hedges and flower beds.

The gardens are an undoubted feature of the property, to the front is a pretty walled garden with a wealth of flower and shrub beds and to the left hand side of this is gated vehicular access leading to a stone covered driveway with parking for several vehicles and thence leading to the car port.

A further WORKSHOP 2.74m (9'0") x 2.51m (8'3") block built with double doors, power and light providing ideal storage for a ride-on mower etc.

The gardens laid mainly to the side of the property are laid mainly to lawn with wonderful flower beds which leads down to a pretty garden with an ornamental pond, a meandering stream, historic butter house and a wooden bridge leading to the naturally fed duck pond with ducks in-situ. Beyond the duck pond is a further paddock and hardstanding parking area, ideal for a horse lorry or motorhome. Located above to the right is the TIMBER STABLE BLOCK 11'3 x 11'1 with light, outside power points, fusebox, rubber matting , water and stable door. ADJOINING TACK ROOM 11'3 x 6'8 with feed box, shelving, and stable doors and the capcity to take 30-35 bales of hay. The land in all extends to 2.2 acres.

SERVICES

Mains water, electricity and gas. Private drainage system. Please note that the agents have neither inspected nor tested these services.

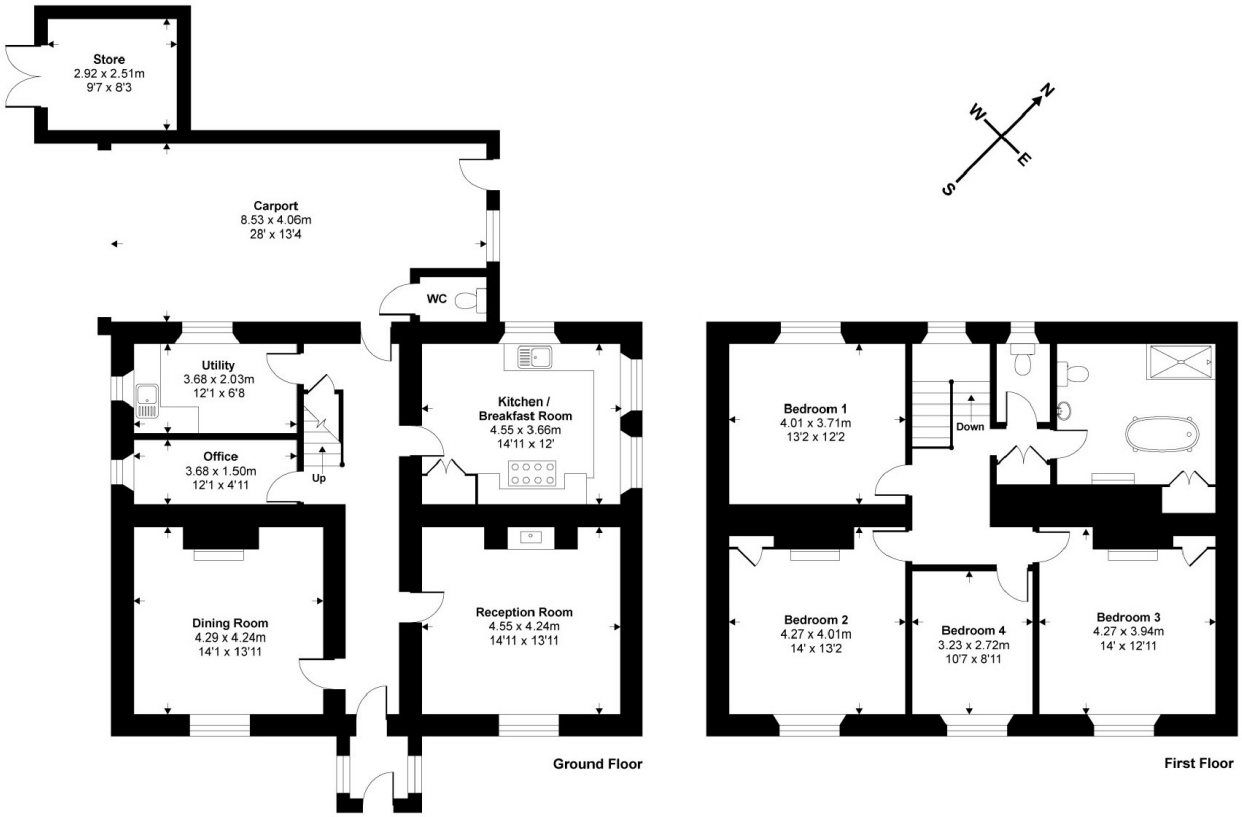
VIEWINGS

Strictly by appointment with the vendor's sole agents, Stags.

DIRECTIONS

From Tavistock town centre head west along the A390 towards Callington. As you head down into the River Lumburn valley, the property will be found after approximately one mile.

Approx. Gross Internal Floor Area
189.2 Sq Metres 2037 Sq Ft (Excludes Store & WC & Carport)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.

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