



 mansbridgebalment

MARY TAVY

Guide £650,000





BROOKSIDE

Mary Tavy, Tavistock PL19 9PR

*Beautifully appointed detached family cottage
in the heart of the old part of the village*

Five Bedrooms - Two Ensuite

24ft Fully Fitted Kitchen

25ft Open Plan Dining/Drawing Room

16ft Sitting Room with Log Burning Stove

Garden Room with Vaulted Ceiling

Landscaped Gardens with Seating Areas

Garage, Outbuildings & Parking

Guide £650,000



**Bedford Court
14 Plymouth Road
Tavistock
PL19 8AY**

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SITUATION AND DESCRIPTION

Located in the heart of the old part of Mary Tavy, a popular village located on the western flanks of the Dartmoor National Park.

Mary Tavy is a small village situated approximately 4 miles north of Tavistock on the edge of the Dartmoor National Park. It has its own primary school, post office, church and an inn, and has a private bus service to and from Tavistock. Plymouth city centre is about 19 miles distant with its fast Inter City rail links to London, Bristol and the North. There are also ferry services to Roscoff, Brittany and Santander, Northern Spain.

Tavistock is a thriving market town adjoining the western edge of the Dartmoor National Park and was in 2004 voted the winner of a nationwide survey undertaken by the Council for the Protection of Rural England involving 120 other market towns. Among the assets taken into consideration were history, architecture, community spirit, planning sensitivity, recreational facilities and individuality of shops and businesses. Additional facilities include a hospital, a bustling Pannier Market and a full range of schools both State and Private. Indeed Tavistock can claim to have everything adding up to a quality of life which would be hard to rival.

Much improved by the current owners, this beautifully appointed detached family sized cottage has been altered and extended to provide spacious and comfortable living accommodation arranged over two floors and affording all modern comforts, whilst retaining its originality and period feel.

The accommodation is presented to the highest standard, with great attention to detail and this extends outside to the beautifully landscaped garden. There is a single integral garage and ample private driveway parking for numerous vehicles.



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:

ENTRANCE DOOR

Glazed insert beneath an oak framed storm canopy.

ENTRANCE PORCH

6' 8" x 5' (2.03m x 1.52m)

Vaulted ceiling; ample coat hanging and boot storage; radiator; slate tiled floor; window to side. Door to:



OPEN PLAN DINING/DRAWING ROOM

25' 1" x 15' 7" (7.65m x 4.75m)

A versatile room, full of space and light, with a central staircase with oak step, oak newel posts and glass balustrade; useful understairs storage cupboard; painted beams to ceiling; woodburning stove set deep in a stone fireplace with wooden mantel and slate hearth; engineered oak flooring; four wall light points; two radiators; two windows with window seats to front. Doors to:

SITTING ROOM

16' 1" x 13' 10" (4.9m x 4.22m)

A cosy and inviting room with log burning stove with timber mantel over a slate hearth; painted beams to ceiling; three wall light points; window with window seat to front. Open plan access to either side of the chimney breast to:

GARDEN ROOM

14' 1" x 13' 1" (4.29m x 3.99m)

A recent and welcome addition to the living accommodation is this impressive garden room with vaulted ceiling, exposed A-frame beams; woodburning stove with timber mantel over a slate hearth; radiator; Velux window; picture window overlooking the front garden; glazed apex windows to side overlooking the courtyard garden and brook. French doors with three quarter side window to outside and garden.

VESTIBULE

Courtesy door to garage. Door to:

STUDIO/GROUND FLOOR BEDROOM

9' 9" x 8' 6" (2.97m x 2.59m)

Built-in double wardrobe with hanging rail and shelf; built-in cupboard housing the oil fired central heating boiler; radiator; engineered oak floor; glazed door with side window to rear garden.

KITCHEN

24' 6" x 9' 2" (7.47m x 2.79m)

A spacious family sized kitchen, fully fitted with a range of modern wall and base units with Shaker-style frontages and chrome furniture with granite worksurfaces over, incorporating a twin bowl ceramic sink unit with chrome mixer tap over; grooved drainer; space and provision for 110cm range cooker with tiled splashback and chrome and glass extractor canopy over; integral dishwasher; integral breakfast bar; space for American-style fridge/freezer; ample space for breakfast table and chairs; engineered oak flooring; radiator; spotlighting; three windows overlooking the rear garden. Multi-paned door to:

LAUNDRY ROOM

16' 3" x 7' 4" narrowing to 3' 3" (4.95m x 2.24m narrowing to 0.99m)

Fitted cupboard concealing the washing machine and tumble dryer with storage shelving; radiator; engineered oak floor; two windows to rear; glazed door to outside and garden. Door to:

CLOAKROOM

Vanity unit comprising a close coupled WC with concealed cistern; ceramic sink with storage cupboards under; engineered oak flooring; opaque window to side.







FIRST FLOOR:

LANDING

Exposed beams; three wall light points; radiator; two Velux windows. Doors to:

MASTER BEDROOM SUITE

16' x 15' 3" (4.88m x 4.65m) maximum

Exposed beams; fitted wardrobing; door to loft storage area; spotlighting; two wall light points; radiator; window overlooking front garden. Door to ensuite. Glazed door to:

BALCONY

Glass balustrade. A sheltered spot for catching the morning sun, overlooking the garden and brook.

ENSUITE

White suite comprising panelled jacuzzi bath, close coupled WC, contemporary style ceramic bowl with chrome mixer tap set on a base storage unit; separate fully tiled shower cubicle with mains drench shower over and a separate handset; chrome heated towel rail; spotlighting; extractor fan; tiled floor; window to rear.

BEDROOM TWO

17' 3" x 9' 5" (5.26m x 2.87m)

A perfect guest suite with vaulted ceiling with exposed purlins; spotlighting; radiator; window to front. Door to:

ENSUITE

White suite comprising half pedestal wash handbasin, close coupled WC, fully tiled shower cubicle with Mira Sport electric shower over; chrome heated towel rail; spotlighting; extractor fan; opaque window to rear.

BEDROOM THREE

11' 10" x 10' 9" (3.61m x 3.28m)

Exposed beams; two wall light points; wardrobe recess; radiator; window to front.

BEDROOM FOUR

10' 9" x 10' 5" (3.28m x 3.18m)

Exposed beams; wardrobe recess with hanging rail and shelf; access to roof space; spotlighting; window to front.

FAMILY BATHROOM

Fitted with a white suite comprising half pedestal wash handbasin, low flush WC, fully tiled shower cubicle with mains drench shower and separate handset; chrome heated towel rail; access to eaves storage; spotlighting; extractor fan; opaque window to rear.



OUTSIDE:

The cottage is approached via wrought iron gates which yield to a gravelled driveway providing ample parking and turning for several vehicles and access to the:

INTEGRAL SINGLE GARAGE

17' x 10' (5.18m x 3.05m)

Up and over door; power and light supply; internal courtesy door.

The remainder of the front garden is laid to lawn with established beds and borders, plants, trees and shrubs. The garden is fully enclosed with an attractive mature stone walling and picket fencing. Gated pedestrian side access leads to the rear garden which is a particularly attractive feature of the property, bordered on one side by a babbling brook. The garden is private and sheltered, enjoys a sunny southerly aspect and has been landscaped to provide a gently sloping lawn bordered by well stocked flowering beds and borders, plants, trees and shrubs, designed to provide an array of seasonal colour. A small vegetable row includes soft fruits whilst two raised beds are planted with herbs for the kitchen. Seating areas are dotted throughout the garden and include a raised paved seating area, a large deck with bench seating and central island, complete with ornamental plants, beneath a timber pergola. A large paved sun terrace located off the garden room provides a perfect space for outdoor eating and entertaining.

Outbuildings include:

TIMBER WORKSHOP

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

Power and light.

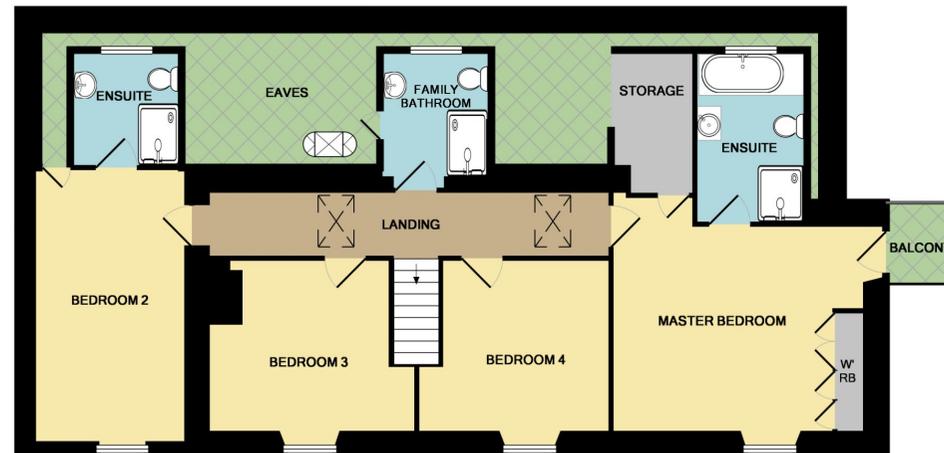
STONE STORE

Probably the old privy.

TWO LARGE LOGSTORES

The garden is curtailed with mature stone walling, whilst a wooden gate leads to a seating area with steps down to the bank of the brook, ideal for paddling in the summer, and providing an idyllic view upstream to a small natural waterfall tumbling over rocks.





TOTAL APPROX. FLOOR AREA 285.3 SQ.M. (3071 SQ.FT.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

Mains electricity, mains water, private drainage via a recently installed treatment plant, oil fired central heating.

OUTGOINGS

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

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

From Tavistock's Bedford Square, proceed over Abbey Bridge, turning left at the roundabout into Dolvin Road and the A386. Follow the A386 for approximately four miles to the village of Mary Tavy. Continue to the centre of the village before turning right, adjacent to the war memorial, into Bal Lane. Follow this road down the hill and around the bend where the property will be found after a short distance, on the left hand side.



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