



mansbridgebalment

LAMERTON

£180,000



# The Stables, Venn House, Lamerton, PL19 8RX

## SITUATION AND DESCRIPTION

A recently refurbished, redecorated and recarpeted ground floor character apartment for those aged over 55, one of just two apartments converted from the old stables set within the beautifully landscaped grounds and gardens of Venn House, a well regarded home located on the edge of the village of Lamerton, and just 3 miles from the thriving stannary town of Tavistock.

The properties at Venn House afford comfortable independent living for those of 55 years and over, in a peaceful rural setting surrounded by the beautiful Devon countryside. There are excellent communal facilities including a day room for the use of all residents, laundry facilities and a visitors suite. The well tended landscaped gardens are a particularly attractive feature and afford super and uninterrupted views across the surrounding countryside.

## 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**

Approached from the rear; half glazed PVCu entrance door with glazed side panels with opening fanlights.

### **ENTRANCE HALL**

Built-in cloaks cupboard with ample coat hanging; matwell; electric storage heater; glazed double doors to sitting/dining room; door to:

### **CLOAKROOM**

White suite comprising low level w.c; pedestal wash hand basin; painted panelling to dado height; exposed beam; electric panel heater; extractor fan.

### **SITTING/DINING ROOM**

20' 9" x 15' 0" (6.32m x 4.57m)

An impressive room, spacious, light and airy with period features including exposed stone walling and columns and exposed wooden beams and lintels; painted panelling to dado height; spotlighting; 2 electric storage heaters; window to side; arrow split window to front; glazed PVCu French doors with matching side panels and opening fanlights to outside and the courtyard garden. There are some super views over the landscaped garden to open countryside beyond.

### **HALL**

Built-in airing cupboard housing the hot water cylinder with slatted linen shelving; doors to bedrooms; double glazed doors to:

### **KITCHEN**

10' 7" x 7' 0" (3.23m x 2.13m)

Fitted with a modern range of wall and base units with light beech frontages and square edged work surfaces over incorporating a stainless steel one and half bowl single drainer sink unit with mixer tap over; ceramic wall tiling; electric single oven; 4 ring hob with extractor canopy over; integral fridge and freezer; plumbing for automatic washing machine; plinth heater; spotlighting; exposed wooden beams; arrow split window to front.



### **MASTER BEDROOM SUITE**

12' 9" x 11' 7" (3.89m x 3.53m)

Exposed stone column; exposed wooden beam; painted panelling to dado height; 2 electric storage heaters; PVCu French doors with matching side panels and opening fanlights to outside and the courtyard garden; door to:

### **EN-SUITE**

Arranged as a wet room with a white suite comprising close couple w.c with concealed cistern; pedestal wash hand basin; shower cubicle with Triton electric shower over; electric towel warmer; extractor fan; opaque window to side.

### **BEDROOM TWO**

10' 5" x 9' 5 (max)" (3.18m x 2.87m)

Exposed wooden beam; electric storage heater; PVCu glazed door with matching side panels and opening fanlights to outside.

### **OUTSIDE**

The Stables is part of Venn House which stands in delightful parkland grounds, surrounded by the beautiful Devon countryside, on the edge of the popular village of Lamerton. From the road, a private driveway shared with Venn House leads to a gravelled parking area located a short, level walk from the property. Immediately in front, and accessed via the French doors in the sitting room and master bedroom suite, is a sheltered courtyard garden with slate chippings and a low stone wall topped with well stocked flowering beds and borders designed to provide an array of seasonal colour.

At the rear of the property, the access path is marked with a stone wall topped with ornamental conifers.



### **SERVICES**

Mains water, mains drainage and mains electricity,

### **SERVICE CHARGE**

£170 per calendar month. The service charge includes buildings insurance, maintenance and repair to the outside of the building, water and sewage rates and management fees. A full list of what is included is available from our office.

### **TENURE**

Leasehold with the remainder of a 110 year Lease which commenced in 2003. The buyer will acquire a share of the freehold interest.

### **OUTGOINGS**

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

### **VIEWING**

By appointment with MANSBRIDGE BALMENT on 01822 612345.

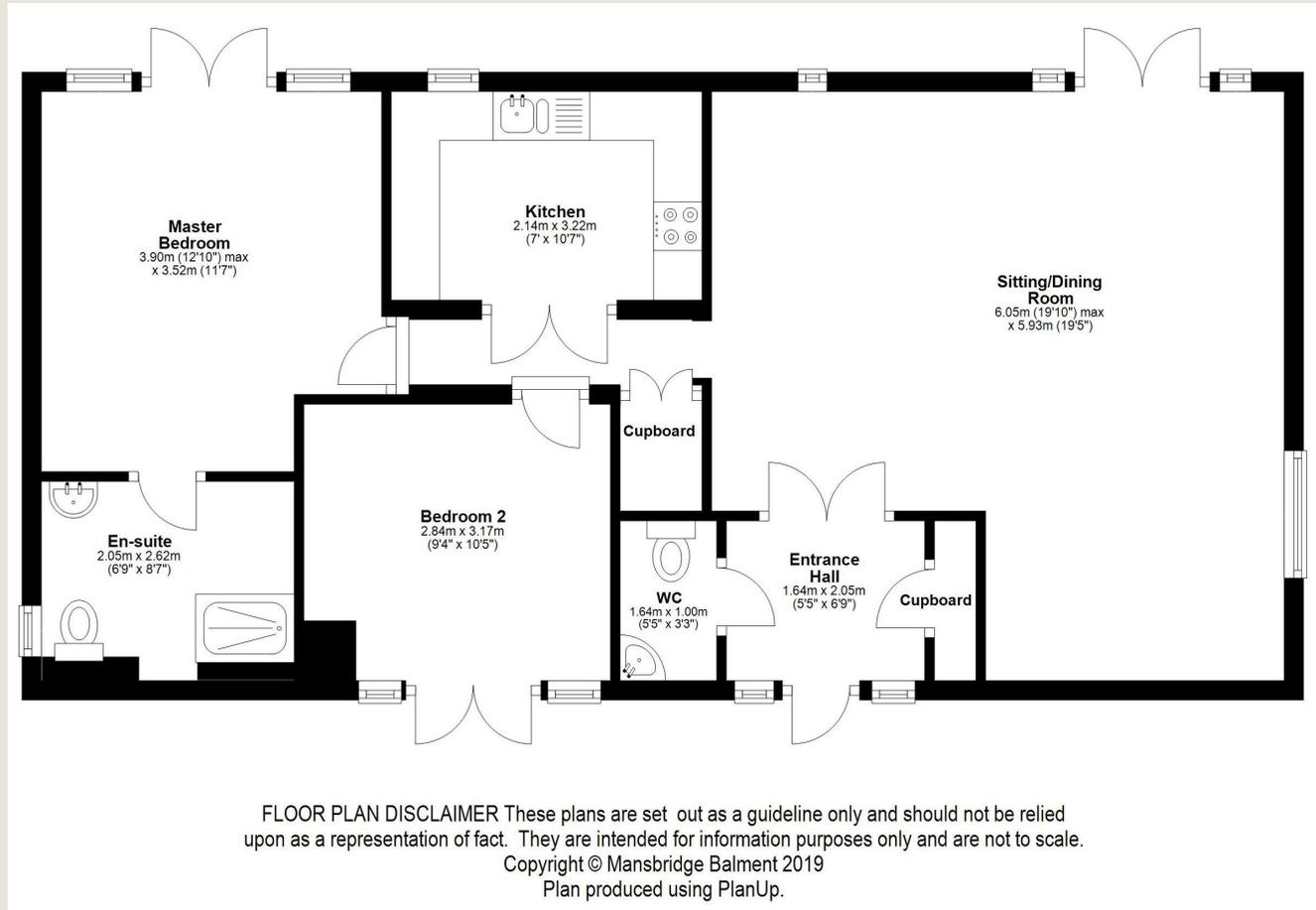
### **DIRECTIONS**

From Tavistock's Bedford Square proceed along West Street, crossing over the junction with Russell Street and continue up the hill to the mini-roundabout. Bear right, on the B3362 signposted to Launceston. Continue for approximately 3 miles. Just before entering the village of Lamerton, the entrance to Venn House will be seen clearly signposted on the left hand side. Continue along the private driveway, past Venn House, to the gravelled parking area. The entrance to the property will be found to the right hand side of the carpark, marked 'The Stables'.



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\* PL19, PL20, EX20