



**mansbridgebalment**

MILTON ABBOT £320,000



**ST MARYS**  
**The Village, Milton Abbot PL19 0PB**

*Spacious family sized home  
in a tucked away, quiet location in this attractive village*



Well Maintained & Versatile Accommodation

Three/Four Bedrooms

22ft Reception Room with Woodburning Stove

Garden & Kitchen Garden

Superb Countryside Views

No Onward Chain

**£320,000**



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

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## SITUATION AND DESCRIPTION

Tucked away in a quiet location, along a private road and away from passing traffic, this comfortable country home enjoys a private and secluded setting with its own formal garden, productive kitchen garden, private driveway parking and super views extending over the surrounding countryside towards Cornwall in the distance.

Milton Abbot is a small but attractive village located on the Devon/Cornwall border and equidistant from the popular market towns of Tavistock and Launceston. The village has a well regarded county primary school.

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. Plymouth is only 15 miles away with fast Inter City rail links to London, Bristol and the North. There are also ferry services to Roscoff, Brittany and Santander, Northern Spain.

This spacious and comfortable family sized home affords versatile accommodation arranged over two floors and can provide three bedrooms plus a study or four bedrooms, as required. The property has been maintained to a high standard, is warmed by oil fired central heating and PVCu double glazing has been installed. The principal rooms enjoy super views extending across the village towards open countryside to Bodmin Moor and Cornwall in the distance.

To the rear of the house, there is a pleasant formal garden and a productive kitchen garden. There is private driveway parking for one vehicle. This property is offered for sale with the benefit of no onward chain.

## 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

Half glazed PVCu entrance door.

### KITCHEN/DINING ROOM

18' 7" x 13' 7" (5.66m x 4.14m)

Fitted with a range of wall and base units with painted wooden frontages and square edged wooden worksurfaces over, incorporating a stainless steel double drainer single bowl sink unit with mixer tap over; decorative tiled splashback; space and provision for (LPG) gas range cooker; stainless steel splashback and matching stainless steel canopy over; integral fridge; matching dresser; spotlighting; radiator; picture window to front. Doors to:





#### LOBBY

Large housekeeper's cupboard (also housing the hot water cylinder with electric immersion); stairs to reception room.  
Door to:

#### UTILITY

8' 3" x 7' 1" (2.51m x 2.16m)

Belfast sink in a base storage unit with square edged wooden worksurface over and stone tiled splashback; plumbing for automatic washing machine; ample space for additional white goods; floorstanding Worcester oil fired boiler; storage shelving; low flush WC; window to side.

#### BOOT ROOM

11' 7" x 3' (3.53m x 0.91m)

Accessed via glazed doors from the kitchen/dining room. Ample coat hanging; useful dry storage; half glazed door to back passage.

#### RECEPTION ROOM

22' 3" x 13' 9" (6.78m x 4.19m)

A light, bright and inviting room, warmed by a woodburning stove set on a tiled hearth with a galvanised backplate; vaulted pine clad ceiling; radiator; two Velux windows; French doors with side windows to the rear and the formal garden.

#### SNUG

12' 4" x 11' (3.76m x 3.35m)

Warmed by a log burning stove set on a raised slate hearth; stairs turning to first floor; radiator. French doors to:

#### STUDY/BEDROOM FOUR

11' x 10' 2" (3.35m x 3.1m)

Radiator; dual aspect windows to side and rear with views.

#### FIRST FLOOR:

#### LANDING

Window to rear above the half landing; two radiators. Doors to:

#### MASTER BEDROOM

13' 6" x 9' 6" (4.11m x 2.9m)

A light, bright double bedroom with built-in double wardrobe with storage cupboard above; access to roof space; radiator; window to side with views; French doors to outside and the formal garden.

#### BEDROOM TWO

11' 4" x 10' 8" (3.45m x 3.25m)

Radiator; dual aspect windows with views.

#### BEDROOM THREE

7' 5" x 7' 2" (2.26m x 2.18m)

Built-in double wardrobe with hanging rail and shelves; separate built-in shelved storage cupboard; access to roof space; radiator; window to rear.

#### FAMILY BATHROOM

Fitted with a white suite comprising panelled corner bath with tiled surround and Mira electric shower over, close coupled WC, vanity wash handbasin with storage shelves, drawers below and mirror above; window to side.



#### OUTSIDE:

The property is approached via an unmade private lane which leads in turn to the private car parking space beneath a timber arbour.

The formal garden lies to the rear and can be accessed from the house via the French doors in the reception room or from the master bedroom or via a pedestrian side gate from the lane. The formal garden has a gently sloping lawn edged with well-stocked beds and borders, mature plants and shrubs. A wooden pergola provides welcome shade whilst a gravel path leads to a seating area, perfect for outdoor eating and entertaining and taking in the superb views which extend over the village towards open countryside with Bodmin Moor and Cornwall in the distance. A gap in the tall beech hedge leads to the productive kitchen garden which is arranged in separate beds, intersected by paved or chipping paths. There is a wooden composting bin, a covered logstore and a useful lockable timber shed providing dry storage for tools and equipment. The garden is sheltered from the prevailing winds and weather by the high beech hedge on one side with close boarded fencing and traditional Devon banking curtailing the remainder of the garden. The church tower can be seen from here with open countryside beyond.



#### SERVICES

Mains electricity, mains water and mains drainage. Oil fired central heating, LPG gas for the range cooker.

#### OUTGOINGS

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

#### VIEWING

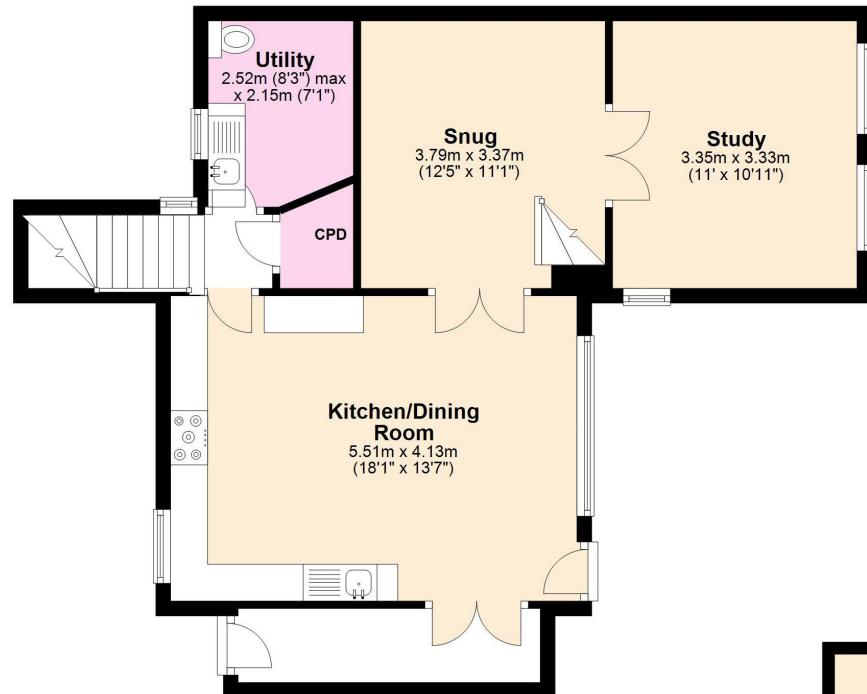
By appointment with MANSBRIDGE BALMENT on 01822 612345.

#### DIRECTIONS

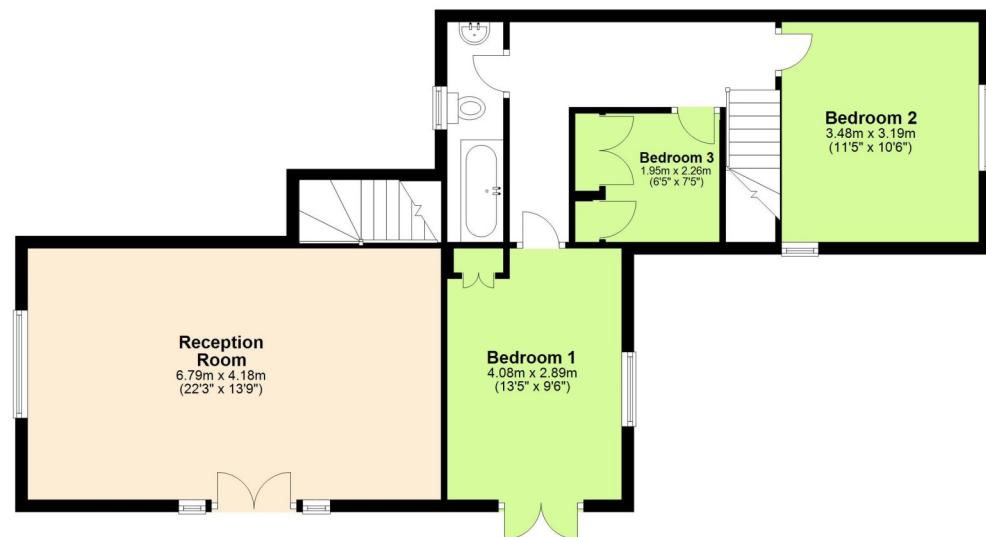
Leave Tavistock via the B3362 Launceston Road and continue for approximately seven miles to the village of Milton Abbot. Continue towards the centre of the village and turn right almost directly opposite the church onto an unmade lane. Continue for approximately 30 metres and the property will be found on the right hand side.

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  
Plan produced using PlanUp.

### Ground Floor



### First Floor



# BETTER COVERAGE, WIDER CHOICE

MORE LOCAL OFFICES than any other Estate Agent in our AREA \*



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\* PL19, PL20, EX20

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