

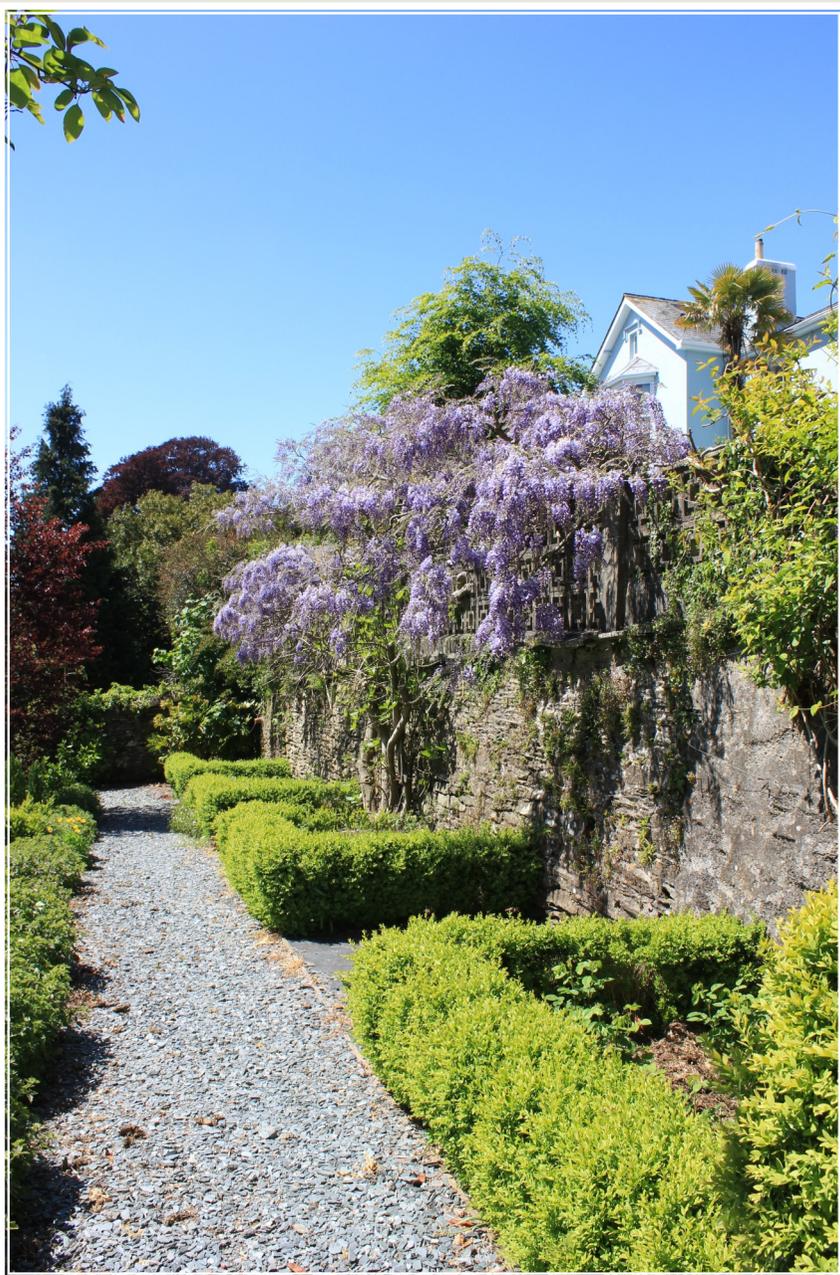


mansbridgebalment

TAVISTOCK

Guide £799,950





# OSBORNE HOUSE

10 Watts Road, Tavistock PL19 8LF

*Beautifully appointed Victorian townhouse  
in one of Tavistock's most prestigious residential areas*

Sympathetically Restored to High Standard

Six Bedrooms (All Ensuite)

Self-Contained Two Bedroom Apartment  
& One Bedroom Annexe, Ideal for Multi-Generational  
Living and/or "Work from Home"

Beautifully Landscaped Gardens

Panoramic Views towards Dartmoor

Parking & Garaging

**Guide £799,950**



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

[mansbridgebalment.co.uk](http://mansbridgebalment.co.uk)

## SITUATION

A beautifully appointed Victorian townhouse, located in one of Tavistock's most prestigious residential locations, on the western side of the town and within convenient reach of the amenities therein. The elevated position affords superb panoramic views extending over Tavistock town towards Whitchurch Down and Dartmoor.

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.

## DESCRIPTION

A sympathetically restored and now carefully preserved Victorian townhouse, with private and secluded garden, parking and garaging, located in one of Tavistock's most well regarded residential areas.

The house has been restored to a very high standard and, whilst all modern comforts are provided, great care has been taken to preserve and embellish the attractive original period features which include some superb marble fireplaces, decorative plasterwork and period joinery.

The versatile accommodation is arranged over four floors and includes a large family home with an independent apartment located on the lower ground floor, plus a separate annexe/staff quarters at the rear, either of which could also provide an opportunity for those who wish to work from home.

The house occupies a generous plot with beautifully landscaped gardens, ample private parking and garaging. The house and gardens enjoy a sunny southerly aspect and there are super views extending over the town towards Whitchurch Down and Dartmoor.

## 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

Solid door with fanlight above, beneath a canopy with granite columns and courtesy lighting.





#### **VESTIBULE**

5' 6" x 4' 9" (1.68m x 1.45m)

Coved ceiling; spotlighting; dado rail; window to side. French doors to:

#### **RECEPTION HALL**

Turning staircase to first floor; coved ceiling; spotlighting; dado rail; radiator. Doors to:

#### **SITTING ROOM**

19' 2" (into bay) x 17' (5.84m x 5.18m)

Open cast iron fire in a heavily veined coloured marble fire surround over a slate hearth with matching marble fender; plaster corniced ceiling with decorative moulding and rose; picture rail; three radiators; three quarter window to side; bay window to front overlooking the garden.

#### **DINING ROOM**

13' 9" x 13' 7" (4.19m x 4.14m)

Open fire with log basket in a heavily veined coloured marble fire surround over a slate hearth; plaster cornice; ceiling rose; picture rail; two radiators; window to front overlooking the garden. French doors on parliament hinges with full length side windows to:



#### **STUDY**

14' 8" x 12' 8" (4.47m x 3.86m)

Tiled floor; dentil pattern plaster cornice ceiling rose; picture rail; two radiators; window to rear; return door to reception hall.

#### **CLOAKROOM**

Fully tiled with a white suite comprising low flush WC, wash handbasin with chrome pillar tap over; spotlighting; radiator; opaque window to side.

#### **PLANT ROOM**

Housing gas fired central heating boiler.

#### **OFFICE**

9' 8" x 6' 9" (2.95m x 2.06m)

Coved ceiling; spotlighting; engineered oak flooring; connecting door to utility room. French doors to outside.

#### **KITCHEN**

17' 9" into bay x 11' 4" (5.41m x 3.45m)

A light, airy and spacious kitchen fitted with wall and base units with square edged granite worksurfaces over, incorporating a Belfast sink with grooved drainer; mirror and tile splashbacks; range cooker; space for tall American-style fridge/freezer; separate integral fridge, integral dishwasher; built-in pantry cupboard with bifold door; separate built-in store cupboard with bifold door; coved ceiling; ample space for breakfast table and chairs; tiled floor; bay window to side. Door to:

#### **UTILITY ROOM**

17' 2" x 9' 8" (5.23m x 2.95m)

A versatile space incorporating a utility room, laundry and boot room with fitted wall and base units; square edged granite worksurfaces over, incorporating two stainless steel sink units with central mixer tap and mosaic tiled splashback; integral fridge; integral freezer; two integral washer/dryers; central island; ample coat hanging and boot storage; glazed atrium providing welcome natural light; slate tiled floor; half glazed door with side windows to outside.



## **FIRST FLOOR:**

### **HALF LANDING**

French doors with fanlight above to outside and the roof terrace. Door to:

### **PLANT ROOM**

Housing the wall mounted Worcester gas central heating boiler; pressurised hot water cylinder; opaque window to side.

### **MAIN LANDING**

Door to stairs to second floor; coved ceiling; spotlighting; picture rail; radiator. Doors to:

### **BEDROOM ONE**

17' 2" into bay x 12' (5.23m x 3.66m)

Picture rail; radiator; bay window to front with super views over Tavistock town to Whitchurch Down and Dartmoor. Door to ensuite. Louvred doors to:

### **WALK-IN DRESSING ROOM**

14' 1" x 3' 10" (4.29m x 1.17m)

Fitted hanging rails and storage shelving; radiator; window to side.

### **ENSUITE**

Travertine floor and wall tiling; white suite comprising panelled bath with mixer shower above and glass shower screen, vanity wash handbasin with chrome mixer tap and storage cupboard below, close coupled WC with concealed cistern; large illuminated mirror; coved ceiling; spotlighting; window to side.

### **BEDROOM TWO**

14' 10" x 14' 5" (4.52m x 4.39m) plus door recess

Coved ceiling; rose; picture rail; built-in single wardrobe with hanging rail and shelf; radiator; window to side. Door to:

### **ENSUITE**

Travertine floor and wall tiling; shower cubicle with mains shower over; wash handbasin; low flush WC with concealed cistern; light activated extractor fan.

### **BEDROOM THREE**

13' 8" x 10' 1" (4.17m x 3.07m) overall

Coved ceiling; rose; built-in single wardrobe with hanging rail and shelf; radiator; window to front with super views over Tavistock town towards Whitchurch Down and Dartmoor. Door to:

### **ENSUITE**

Travertine floor and wall tiling; white suite comprising shower cubicle with mains shower over and bifold door, wash handbasin, low flush WC; coved ceiling; spotlighting; extractor fan.

### **BEDROOM FOUR**

13' x 8' 9" (3.96m x 2.67m) plus alcove and door recess

Coved ceiling; radiator; window to rear. Doors to:

### **SHOWER ROOM**

Fully tiled with shower cubicle with mains shower and bifold door; spotlighting; extractor fan.

### **SEPARATE WC**

Travertine floor and wall tiling; wash handbasin; low flush WC; spotlighting; extractor fan.



## SECOND FLOOR:

### LANDING

Velux window. Doors to:

### ROOM ONE

17' 1" x 9' (5.21m x 2.74m) plus door recess

Exposed beams and purlins; built-in single wardrobe with hanging rail; access to eaves; radiator; dormer window to front with super views over Tavistock town towards Whitchurch Down and Dartmoor. Door to:

### ENSUITE

Travertine floor and wall tiling; shower cubicle with mains shower and bifold doors; wash handbasin; close coupled WC with concealed cistern; spotlighting; extractor fan.

### ROOM TWO

16' x 11' 6" (4.88m x 3.51m) plus door recess

Exposed beams and purlins; fitted wardrobing with hanging rail and shelving; radiator; dormer window to side; additional Velux window; door to attic storage room. Door to:

### ENSUITE

Half tiled with a white suite comprising panelled bath with mixer tap and separate shower handset, wash handbasin, close coupled WC with concealed cistern; radiator; access to eaves; extractor fan; Velux window to rear.

### ATTIC STORAGE ROOM

15' 4" x 9' 3" (4.67m x 2.82m)

Fitted storage cupboard with shelving; window to front.

## LOWER GROUND FLOOR:

A full width staircase leads down from the reception hall to the lower ground floor and the:

### SELF-CONTAINED APARTMENT



Comprising:

#### **HALL**

Coved ceiling; spotlighting; built-in cloaks cupboard; three radiators; slate floor. Doors to:

#### **SITTING ROOM**

18' x 16' 10" (5.49m x 5.13m)

Former fireplace; coved ceiling; spotlighting; radiator; slate flagged floor; window to side; French doors to outside and the sunken garden.

#### **KITCHEN/DINING ROOM**

13' 6" x 12' (4.11m x 3.66m)

Fitted with a modern range of wall and base units with square edged granite worksurfaces over, incorporating a stainless steel one and a half bowl single drainer sink unit with mixer tap over; tiled splashback; range cooker; integral dishwasher; integral fridge/freezer; built-in cupboard housing the gas central heating boiler; ample space for dining table and chairs; coved ceiling; spotlighting; radiator; slate flagged floor; half glazed door to outside and courtyard, with separate access to Watts Road.

#### **UTILITY ROOM**

7' x 3' 4" (2.13m x 1.02m)

Base storage units with roll edge worksurfaces over; plumbing for automatic washing machine; coved ceiling; spotlighting; slate flagged floor.

#### **BEDROOM ONE**

13' 8" x 11' 8" (4.17m x 3.56m)

Coved ceiling; spotlighting; built-in wardrobe with hanging rail and separate built-in shelved storage cupboard; coved ceiling; spotlighting; radiator; slate flagged floor; French doors to outside and the sunken garden.

#### **BEDROOM TWO**

12' 5" x 11' 4" (3.78m x 3.45m)

Fitted wardrobing with hanging rail and shelving; coved ceiling; spotlighting; radiator; slate flagged floor; window to side.

#### **BATHROOM**

Travertine floor and wall tiling with a white suite comprising panelled bath with mains shower and a glass shower screen, wash handbasin with chrome pillar tap, close coupled WC with concealed cistern; built-in shelved storage cupboard; coved ceiling; spotlighting.

#### **ANNEXE:**

Located at the rear of the house, there is a separate independent self-contained annexe/staff quarters, providing comfortable accommodation, complete with underfloor heating and briefly comprising:

#### **ENTRANCE DOOR**

French doors to:

#### **KITCHEN/LIVING ROOM**

14' 5" x 15' 10" (4.39m x 4.83m)

Fitted with wall and base units with square edged granite worksurfaces over, incorporating a stainless steel single drainer sink unit with mixer tap over; electric oven; halogen hob; built-in fridge; breakfast bar; fitted cloaks cupboard; seating area; engineered oak floor; coved ceiling; spotlighting; two sun tubes; glass atrium providing welcome natural light.

#### **BEDROOM**

9' 2" x 8' 5" (2.79m x 2.57m)

Coved ceiling; built-in double wardrobe with hanging rail and shelving; engineered oak flooring; window to side.

#### **BATHROOM**

Fully tiled with a white suite comprising a corner shower cubicle with mains shower over, close coupled WC with concealed cistern, wash handbasin with chrome pillar tap; coved ceiling; spotlighting; glass atrium.

### **OUTSIDE:**

From Watts Road, electrically operated remote controlled double timber gates yield to a block paved driveway providing ample parking and turning for several vehicles and access to the:

### **GARAGE**

15' 8" x 10' 7" (4.78m x 3.23m)

Electrically operated remote-controlled up and over door; power and light supply; two windows to side.

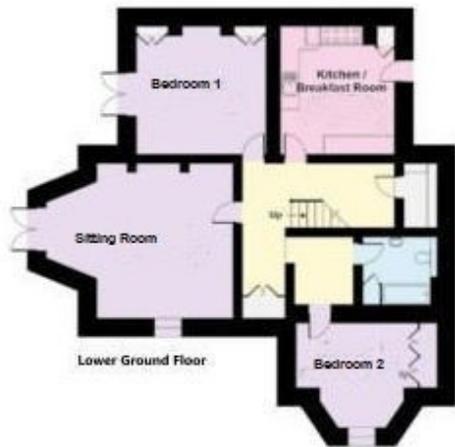
The attractive formal garden lies to the front of the house and enjoys a sunny, south facing aspect with super views extending over Tavistock town towards Whitchurch Down and Dartmoor in the distance.

The garden has been extensively landscaped and is arranged in level tiers, mostly laid to lawn, interspersed with well stocked beds and borders, specimen plants, trees and shrubs, signed to provide an array of seasonal colour, including an impressive wisteria.

There is a sunken paved courtyard garden for the use of the apartment on the lower ground floor which is edged with raised beds and borders. A paved seating area on the upper race takes full advantage of the sunny aspect. Steps and a path lead to the lower level where there is an ornamental garden, large lawn and two paved terraces which are perfect for outdoor eating and entertaining guests. The garden is private and secluded and walled on all sides, so safe for pets and children.

Outbuildings include a large timber summerhouse and useful garden store.





**OSBORNE HOUSE**  
 Approximate Gross Internal Floor Area  
 5,001 sq ft 464.5 sq metres  
 (excludes restricted head height & includes garage)



**SERVICES**

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

**OUTGOINGS**

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

**VIEWING**

By appointment with MANSBRIDGE BALMENT on 01822 612345.

**DIRECTIONS**

From Tavistock's Bedford Square, proceed along West Street and continue up the hill to the mini-roundabout. Bear right here into Spring Hill. Immediately opposite Tavistock Hospital turn right into Watts Road and continue along for a short distance where the property will be found on the right hand side.

**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.



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*\* PL19, PL20, EX20*

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