



The Old Post Office







The Old Post Office

Bere Ferrers, Devon, PL20 7JL

River Tavy 100 yards • Train Station 0.5 miles • Weir Quay Boat Yard 2 miles • Bere Alston 2.5 miles
• Tavistock Town Centre 9.5 miles • Dartmoor 10 miles • Plymouth (via Denham Bridge) 15 miles

A very bright and tastefully finished home comprising an extended 2 bedroom cottage and a self contained 1 bedroom ancillary accommodation. Set in large delightful gardens and enjoying fine views over the River Tavy and surrounding countryside.

- Highly Desirable Character Home
- Additional 1-bedroom Accommodation, Potential Rental Income
- Centre Village, Riverside Setting
- Energy efficient, Low Running Costs
- Freehold
- Ideal Annexe for Home and Income Use
- Tasteful 2-bedroom Principal Cottage
- Well Maintained 0.25 Acres Plot
- Superb Views of River Tavy
- Council Tax Band D

Guide Price £475,000

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SITUATION

This property is located in the heart of the highly desirable, peaceful and picturesque riverside village of Bere Ferrers in West Devon, just 50 yards from the village pub, half a mile from the train station and only 100 yards from the river Tavy itself. The area is sought-after by those with an interest in sailing and other water sports, with the nearby hamlet of Weir Quay providing a boatyard and moorings. Bere Ferrers is also served by a community shop and a direct, 25-minute rail service to Plymouth City Centre.

One stop in the other direction, the neighbouring village of Bere Alston offers further amenities, including the train station and bus connections, two mini-markets, a post office, butchers, hairdressers, a primary school, a doctor's surgery and a pharmacy. Together with the surrounding hamlets, the two villages form the Bere Peninsula, created by the confluence of the rivers Tamar and Tavy, which itself falls within the Tamar Valley National Landscape (formerly AONB), offering superb opportunities to discover the region's rich heritage. The thriving market town of Tavistock, forming part of a designated World Heritage Site, is 9 miles away.

DESCRIPTION

This very appealing and versatile character home once encompassed the village post office and, during our clients' more recent ownership, has been completely renovated to a high standard and extended to create additional unrestricted ancillary accommodation. The property now provides attractive options for multi-generational occupation, as a home-and-income opportunity, or simply as a 3-bedroom residence. The principal accommodation is beautifully finished and presented, comprising two double bedrooms, two reception rooms, a conservatory and study area. The ancillary cottage provides an en-suite double bedroom together with an open-plan kitchen and reception room. Externally, there is a very good-sized, mature and attractively planted rear garden featuring several domestic outbuildings, areas dedicated to fruit and vegetable production and horticulture, a wildlife pond and a summer house. The garden enjoys lovely views of the River Tavy, as do the front-facing rooms within the cottage itself. This appealing home in a sought-after riverside village offers a rare degree of versatility, and also benefits from high energy efficiency and low running costs.

PRINCIPAL ACCOMMODATION

The principal accommodation is accessed through a storm porch with slate flagstone flooring into a hallway, at the head of which is a tasteful cloakroom. On the ground floor are a cosy and comfortable, front-facing sitting room centered around a log-burning stove, and a central dining room with a wine rack and shelving to the alcoves of a former fireplace, plus stairs to the first floor with useful under-stair storage. Beyond the dining room is a bright, dual-aspect vaulted kitchen fitted with a very good range of contemporary cupboards and cabinets incorporating a ceramic sink and drainer. Appliances include a Smeg range cooker with five-ring gas hob, stainless steel extractor hood, built-in oven and slimline grill. Adjacent to the kitchen is a useful study/workspace, and completing the ground floor is a triple-aspect conservatory connecting to, and overlooking the rear garden.





There are two attractive double bedrooms at first floor level, the larger of which enjoys superb views of the River Tavy, and the second enjoys an equally attractive countryside outlook. Finally, the tastefully appointed bathroom comprises a freestanding clawfoot slipper bath, vanity wash basin unit, WC and fully tiled shower enclosure.

ANCILLARY COTTAGE

Converted during our clients' ownership, the ancillary cottage - once the village post office and shop - has been successfully utilised for holiday letting in recent years. It has its own entrance and rear door to the garden, is presented to a similarly high standard and provides attractive accommodation comprising an open-plan sitting, dining and kitchen area with an exposed stone former fireplace, plus an en-suite double bedroom above, also benefitting from the river view. The kitchen includes a built-in Zanussi oven and four-ring gas hob. There is space beneath the worktops for a fridge-freezer and a plumbed appliance.

OUTSIDE

To the front of the property is a late-chipped, low-maintenance garden. To the rear, outside the conservatory, is a paved sun terrace enjoying attractive views across the garden, which is of a very good size and is well established, being planted with great colour and variety. Notable features include a mature apple tree, four plum trees, three cherry trees, a palm, and a range of other shrubs and ornamental planting. There is also a productive fruit and vegetable area, a 10'x6' greenhouse, tool and potting sheds, a log store, a timber workshop, and a summerhouse and decking perched over a wildlife pond. The summer house has power and lighting, and enjoys lovely views of the River Tavy and West Devon countryside.

SERVICES

Mains water, electricity and gas. Gas-fired central heating (separate boilers, both new 2025). The total cost of the mains-supplied services for both cottages is understood to be approximately £150/month. Private drainage via a septic tank (shared with the neighbour). Superfast broadband is available. Variable mobile voice/data service is available with all four major network providers (source: Ofcom's online service checker).

AGENT'S NOTES

1. The property owns the pedestrian pathway around the side of the neighbouring property, over which the neighbour benefits from a right of way.
2. The property benefits from its own right of way over a pedestrian track situated at the end of the garden.
3. There is a very small flying freehold with the neighbour. Please contact Stags for details.

VIEWINGS AND DIRECTIONS

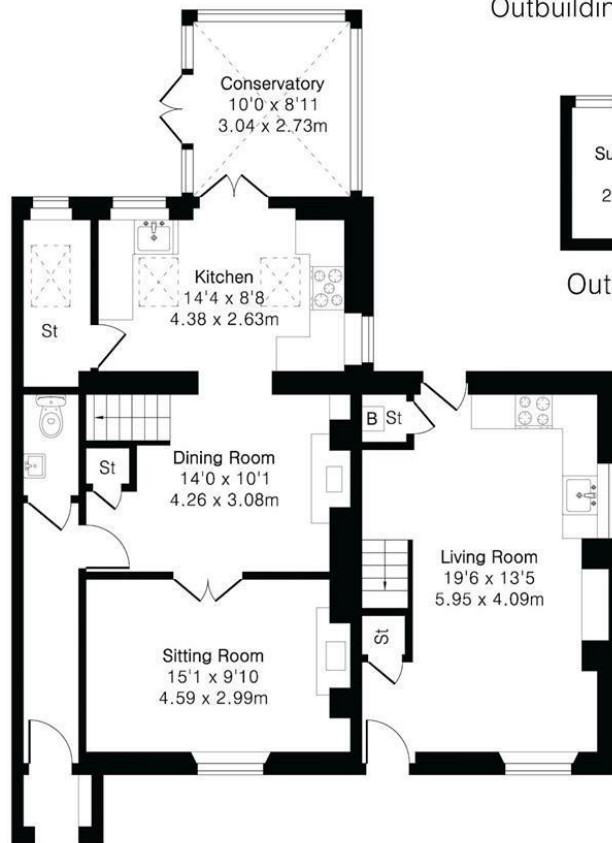
Viewings are strictly by prior appointment with the vendor's sole agent, Stags. The What3words reference is [///degree.guitar.deck](#). For detailed directions, please contact the office.

**Approximate Gross Internal Area 1634 sq ft - 151 sq m
(Excluding Outbuilding)**

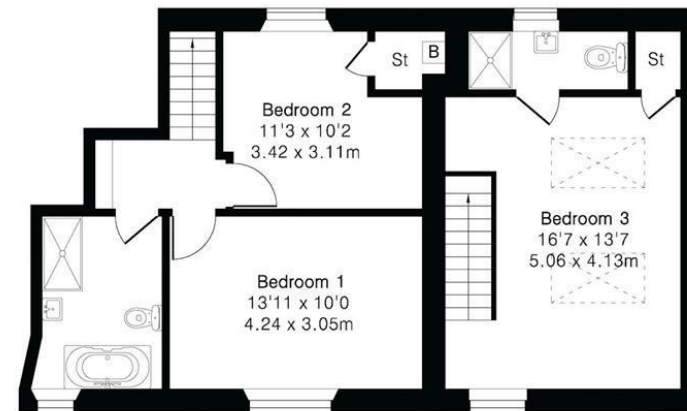
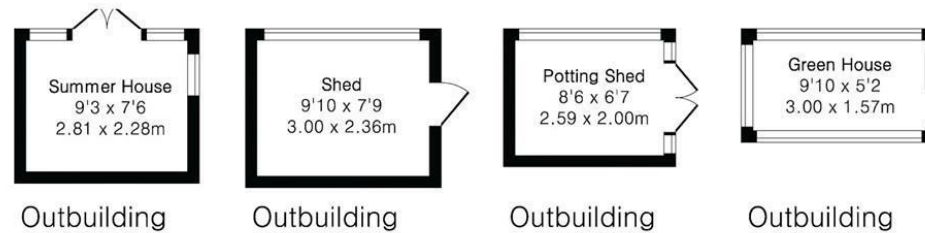
Ground Floor Area 951 sq ft – 88 sq m

First Floor Area 683 sq ft – 63 sq m

Outbuilding Area 252 sq ft – 23 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



