



STAGS

The Barn



The Barn

Peter Tavy, Tavistock, PL19 9NR

Village Centre 0.1 mile Tavistock 3 miles Plymouth 16 miles

- 1.5 Acres of Paddock & Formal Gardens
- Recently Converted & Stunningly Presented
- Outstanding & Far-Reaching Views
- Deeply Private
- Village Edge
- Superb Reception Accommodation
- Ground Source Heating
- 2338 Square Feet

Guide price £750,000

SITUATION

This unique family home is perfectly positioned on the edge of the popular Dartmoor National Park and close to the thriving medieval market town of Tavistock. The area is celebrated for the quality of life enjoyed by its residence, with plentiful amenities including a full selection of independent shops, restaurants, galleries and supermarkets, including pannier and farmers' market. Educational needs are particularly well met by both the state and private sector with Mount Kelly College close by. The village of Peter Tavy offers a pretty parish church and well regarded local 15th century gastro pub.

Leisure and sporting needs are equally well catered for with Dartmoor's spectacular scenery and its many and varied opportunities for walking, riding, cycling and fishing. Sailing and water sports are plentiful with sailing club and deep water moorings available at Weir Quay, approximately 8 miles away.

The coastal city of Plymouth is only 16 miles away with fast rail and road links to London, there are also ferry services to France and Spain, and the county capital of Exeter is around 40 miles away with its cathedral, airport and Russell Group University.

DESCRIPTION

This attractive 6 bedroom family home sits in a highly desirable location near Tavistock with excellent and interesting accommodation extending to around 2338 square feet, over 3 floors with the master bedroom suite located on the top floor. The house is approached from a quiet lane, which carries little traffic adding to the peaceful nature of the property, and leads to a parking and turning area for vehicles,

This beautifully appointed converted barn has been dramatically improved by the current owners with the very welcome addition of spectacular open plan green oak frame garden room and stunning kitchen. The accommodation offers a high degree of flexibility and offer prospective purchasers the possibility of annexe or income potential.

Set in beautiful grounds that extend to around 1.5 acres, with dramatic views of Dartmoor and the surrounding countryside, and broadly split into paddock providing the opportunity for keeping a horse, with some of the best riding in the region available nearby, and the other half of the gardens are more formal with productive vegetable patch.



A stunning and spacious converted barn set in 1.5 acres close to the medieval market town of Tavistock.





ACCOMMODATION

Crossing the threshold is an impressive entrance hall, which is large enough to offer further potential. Turn left and the recently fitted kitchen leads to the impressive open plan living accommodation. The kitchen is full of light exaggerated by the Travertine flooring and dual aspect double windows. The contemporary and bespoke hand-made kitchen is crafted from solid oak under granite worktops and, as expected, all the modern top of the range appliances are built-in including Neff dishwasher, Samsung American-style fridge/freezer, coffee machine, steam oven warming drawer and wine cooler. The breakfast bar has seating for 10.

The reception accommodation is largely double height ceiling under the exposed roof timbers and stonework. This space is deeply impressive and filled with natural light and the recent green oak frame extension provides a truly delightful triple aspect living space and, like the rest of the reception accommodation, with solid oak flooring and underfloor heating. A wall of glass opens onto the terrace and the gardens beyond.

At the other end of the house, is the integral potential annexe, currently used as a bedroom and guest accommodation. The architect cleverly left plumbing for the installation of a kitchen should independent use be required or in this fine location demand would be high as potential holiday let accommodation.

Downstairs and accessed off the entrance hallway is a large utility room with some restricted ceiling height, a stable door to the rear (accessed by right of way) and kitchen units with worktops provide space and plumbing for a washing machine and tumble dryer; with a sink for washing muddy dogs and rugby boots. The main lower ground floor plays host to three or even four bedrooms and the family bathroom. The master suite is located on the first floor.

Reached by a door from the rear of the barn is a large storage room, which also houses all equipment for the ground source heating system, including three phase electricity.

Those with an eye to environmental matters will appreciate the consideration given to environmental features and, most significantly, the ground source heating system providing underfloor heating (which attracts an annual payment from the government of £3,000 until 2021). The barn being highly insulated and this is reflected in the relatively high rating for this style of building on the Energy Performance Certificate showing an energy performance rating of 70, Band C.

GARDENS & GROUNDS

The dramatic views of Dartmoor and the surrounding countryside are captivating and enjoyed from the delightful extensive mature grounds. The grounds total just around 1.5 acres and are gently sloping up to the paddock at the end. From a decked terrace leading out from the garden room, steps give access to the extensive lawn and garden area with extensive vegetable garden area, raised beds, soft fruit frames and on the corner, enjoying the views, a summerhouse with power and light. There are a wide number of trees including cypress trees and an avenue of beech trees leading up to the paddock. There is an extensive children's play area with installed climbing frame. There is also an enclosed pond providing wildlife interest.

A paddock of about 0.75 acre, provides the opportunity for keeping a horse with some of the best riding in the area available nearby.

SERVICES

Mains water and private drainage. Electric. Ground source heating system - underfloor heating.

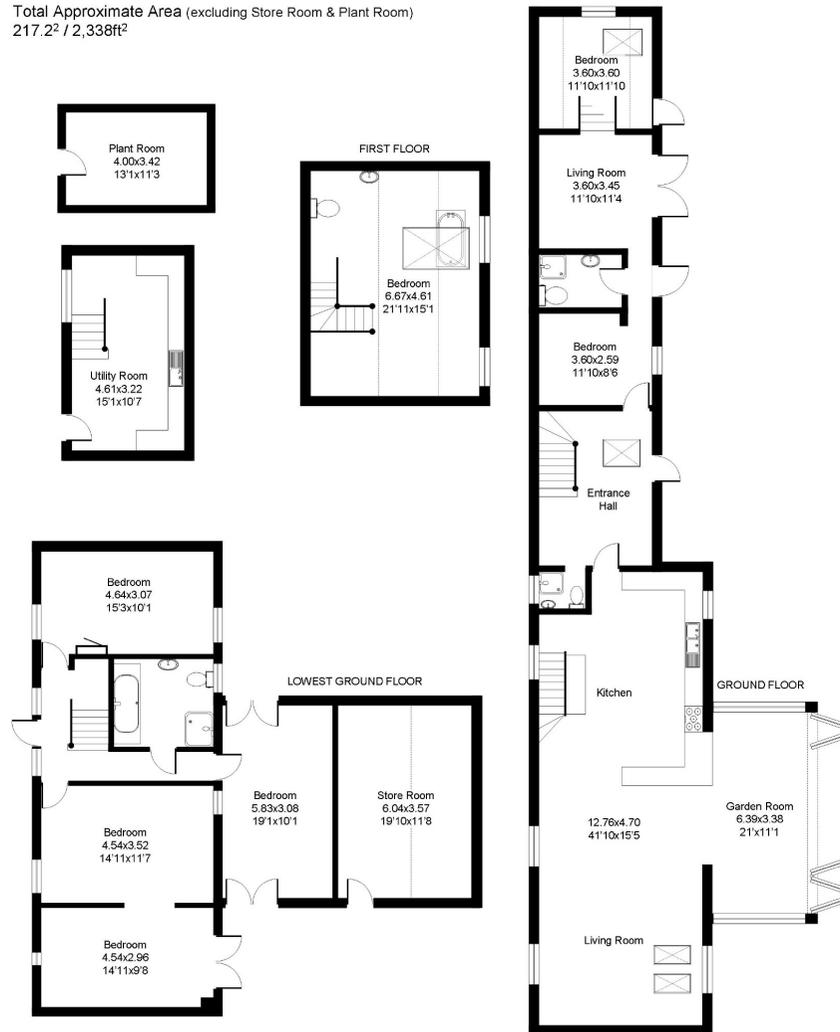
VIEWING/NEGOTIATIONS

Strictly by appointment through Stags' Plymouth Office: 01752 223933 or Email: plymouth@stags.co.uk.

DIRECTIONS

Leave Tavistock via the A386, heading north towards Mary Tavy, Okehampton and the A30. Shortly after leaving the town and after passing the bridge, turn right clearly signposted for Peter Tavy. Continue on this road for about a mile and into the village. Turn right by the telephone box, passing the Village Hall on the left and the property will be seen in the last entrance on the right hand side.

Total Approximate Area (excluding Store Room & Plant Room)
217.2² / 2,338ft²



For identification purposes only. All dimensions approximate. Not to be relied upon.

These particulars are a guide only and should not be relied upon for any purpose.



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