



mansbridgebalment

BRENTOR

Guide £320,000



ROSE COTTAGE

Brentor, Tavistock PL19 0LU

*Pretty country cottage on the edge of this peaceful rural hamlet,
within Dartmoor National Park*

Sympathetically Restored to High Standard

Two Bedrooms

Open Plan Kitchen/Dining Room

25ft Sitting Room & 20ft Sun Room

Landscaped Cottage Garden with Summerhouse

Single Garage & Parking

Guide £320,000



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

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SITUATION AND DESCRIPTION

A pretty country cottage located on the edge of the peaceful rural hamlet of Brentor, on the western flanks of Blackdown, within the beautiful and unspoilt Dartmoor National Park.

Brentor is a popular and unspoilt village set in the midst of good riding country on the western edge of the Dartmoor National Park. It has two churches and a village hall. Tavistock is approximately 5 miles away and there is a private bus service which operates to and from the town and Plymouth city centre.

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.

Of some historical note, this property has been sympathetically restored by the current owners to a particularly high standard, with great attention to detail, whilst taking care to preserve the warmth and period feel of the original cottage. Internally, the accommodation is larger than expected, arranged over two floors and benefiting from modern comforts such as double glazed windows and LPG gas fired central heating.

The cottage stands in its own pleasant gardens and grounds, including off-road parking for several vehicles and a single garage. In addition, just a short walk away, discreetly hidden from view, is a beautifully landscaped cottage garden complete with summerhouse and outbuildings taking full advantage of the moorland views.

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

Timber entrance door with stained glass inserts.

VESTIBULE

5' 9" x 3' 9" (1.75m x 1.14m)

Ample coat hanging; radiator; mat well. Stable door to:

OPEN PLAN KITCHEN/DINING ROOM:

DINING AREA

10' 6" x 8' 9" (3.2m x 2.67m)

Feature fireplace in dark wood fire surround with slate hearth; adjacent to the fireplace is a cupboard housing the gas central heating boiler (recently serviced); exposed beams; engineered oak floor; window with window seat overlooking the front garden.





KITCHEN

12' 6" x 8' 10" (3.81m x 2.69m)

Refitted by Treyone of Tavistock with a range of wall and base units with solid oak frontages and polished granite worksurfaces over, incorporating a Belfast sink with ceramic mixer tap over; decorative tiled splashbacks; Neff single oven; Siemens four ring induction hob with extractor canopy over; integral Bosch dishwasher; under pelmet lighting; beamed ceiling; spotlighting; Karndean flooring; window with slate tiled sill to front. Two internal doors lead to:

SITTING ROOM

25' 8" x 11' 8" (7.82m x 3.56m)

This very spacious sitting room has a welcoming feel about it. The room is naturally separated into two sections by the central staircase, each part having its own fireplace with exposed stone chimney breast complete with woodburning stove; hardwearing Karndean flooring has been fitted; painted beams; two radiators; two windows to rear. Door to:

PORCH

Door to outside. Open access to:

SUN ROOM

20' 8" x 12' 8" (6.3m x 3.86m)

This south facing sun room catches the sun all year round; constructed of good quality PVCu double glazed sections on a solid masonry base; two wall light points; two radiators; patterned tiled floor. Door and steps to:

LAUNDRY ROOM

16' 7" x 8' 10" (5.05m x 2.69m)

A versatile space which could be put to a variety of different uses but currently fitted with wall and base units with roll edge worksurfaces over, incorporating plumbing for automatic washing machine; space for tumble dryer; ample space for additional white goods, as required; window to side; framed, ledged and braced wooden door with side window to outside and garden.

GARDENER'S WC

Close coupled WC; wash handbasin; cold water tap.

FIRST FLOOR:

LANDING

Access to roof space. Doors to:

BEDROOM ONE

13' 5" x 12' 4" (4.09m x 3.76m) maximum

Built-in wardrobe with hanging rail and shelf; two radiators; two windows to rear.

BEDROOM TWO

11' 10" x 9' 2" (3.61m x 2.79m)

Built-in single wardrobe with hanging rail and shelf; separate built-in shelved storage cupboard; radiator; window to rear.

BATHROOM

Luxuriously refitted with a white suite comprising pedestal wash handbasin, close coupled WC, freestanding roll top bath with ball and claw feet; gold pillar taps and shower handset; separate corner shower cubicle with Mira Sport electric shower over; painted reed and bead panelling to dado height; access to roof space; spotlighting; radiator; heated towel rail; tiled floor with electric underfloor heating; window to front.





OUTSIDE:

The cottage is approached via a five bar gate yielding to a gravelled driveway providing ample parking for several vehicles in tandem and access to the:

GARAGE

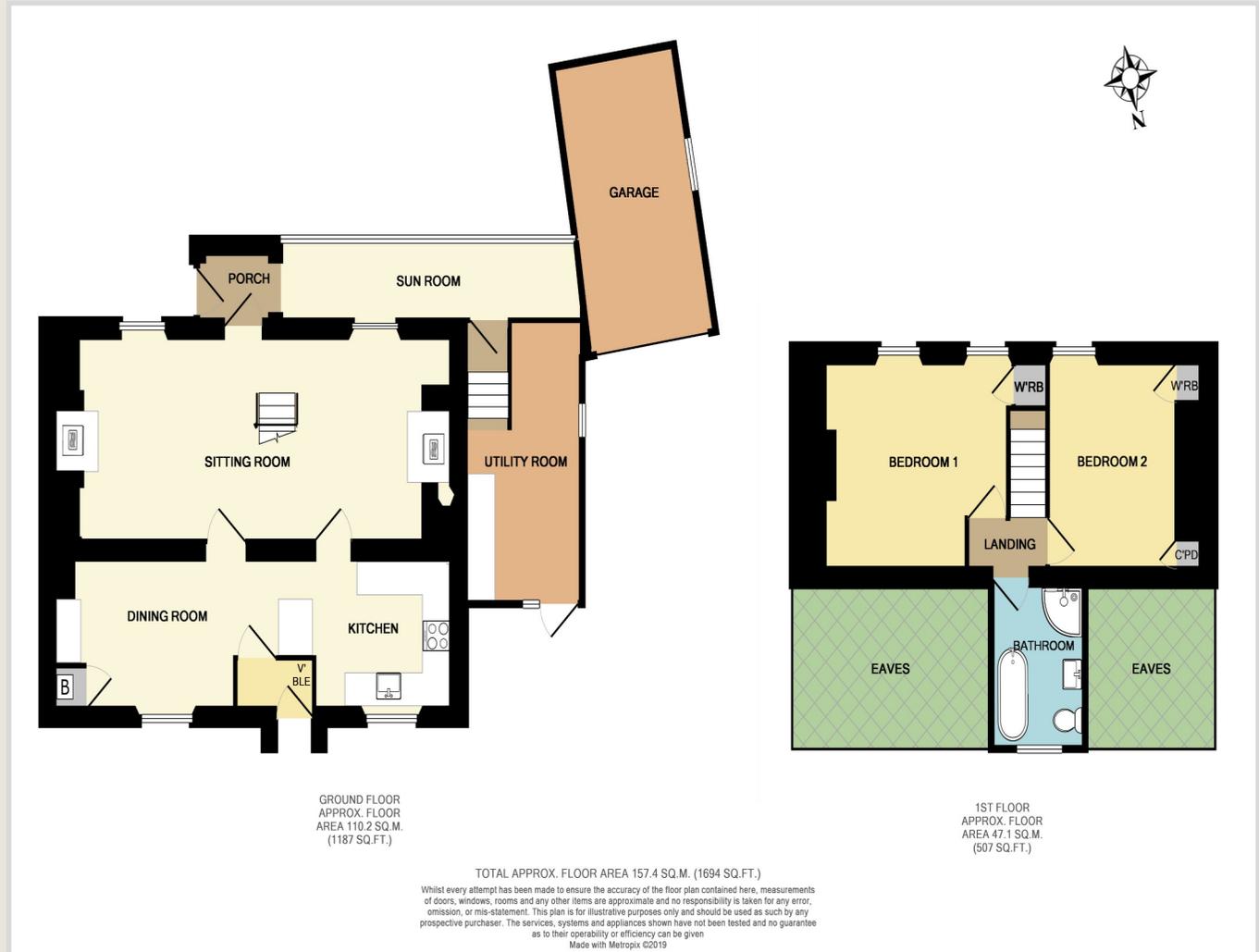
17' 8" x 8' 1" (5.38m x 2.46m)

Up and over door; power and light supply; useful inspection pit.

Adjacent to the driveway and in front of the cottage, there is a pretty ornamental garden, neatly arranged in well stocked raised beds providing an interesting array of colour and fragrance. Courtesy lighting is provided and there is an external power point. We understand from our clients that there is a "gentlemen's agreement" with a neighbour which allows them to cross the driveway, enabling them to walk into the village.

Located a short walk from the cottage, and accessed via a discreet gate in the hedge, is the main garden, which is private and secluded and has been extensively landscaped to include a well tended lawn arranged in two level tiers edged with well stocked flowering beds and borders, specimen plants, trees and shrubs. A picket fence separates off a previously productive vegetable garden which has recently been turfed over for ease of maintenance, while steps and a path lead to the ornamental garden and a large SUMMERHOUSE (9' 10" x 7' 8") with covered verandah and large decked seating area, perfect for outdoor eating and entertaining and taking in the super, unobstructed views extending towards Blackdown and Gibbet Hill. Useful outbuildings include a corrugated metal potting shed and an aluminium framed greenhouse. The garden is south facing and sunny, not overlooked and affords a high degree of privacy and seclusion, being curtailed on all sides by traditional Devon banking, topped with mature beech hedging.





SERVICES

Mains water, mains electricity, mains drainage and LPG gas bottles serving the central heating system.

OUTGOINGS

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

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

Leave Tavistock's Bedford Square via Drake Road (between the Banks) and continue up the hill, leaving the town and heading towards Brentor. Continue for approximately 4.5 miles, passing the prominent Brentor Church on the right hand side. Shortly thereafter, take the turning on the right, signposted to Brentor, and follow this quiet country lane down towards the village. Upon approaching the village, take the first turning on the right. The cottage will then be found immediately on the right hand side.

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