



mansbridgebalment

CALSTOCK

£395,000



RAVENSCOURT LODGE

Calstock PL18 9SF

*Detached former lodge
in an idyllic rural setting within the Tamar Valley*



Three Bedrooms - Two Ensuite

25ft Sitting Room with Vaulted Ceiling

27ft Kitchen/Dining Room with Aga

Generous South Facing Garden

Detached Garage & Parking

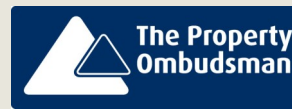
No Onward Chain

£395,000



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

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SITUATION AND DESCRIPTION

A detached former lodge located in an idyllic rural setting, within the beautiful Tamar Valley, an Area of Outstanding Natural Beauty. Although rural, the property is not isolated and is within easy reach of the thriving village of Calstock located on the banks of the Tamar, and boasting a well regarded primary school, local shops, public houses, the well supported Calstock Arts Centre and a handy railway station which provides a branch line service to Plymouth with connections to the main line and overnight sleeper services to London.

Calstock is a popular village, ideally situated for the sailing enthusiast, having its own quay and mooring facilities. There are bus services to Tavistock (approximately 8 miles away) and Callington (approximately 6 miles distant) with easy access to both Bodmin Moor and Dartmoor. There is a school bus service to Callington Comprehensive School and the scheduled bus service to Tavistock is used by pupils travelling to Tavistock College.

The Lodge is approached from a quiet parish lane, stands in its own generous garden and offers a high degree of privacy and seclusion in a very pretty rural setting. The Lodge has been extensively altered, extended and improved to provide comfortable living accommodation which has a warm and welcoming feel about it. There is ample private driveway parking for several vehicles, a detached double garage and a large south facing garden. The 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 entrance door.

VESTIBULE

9' 9" x 7' 1" (2.97m x 2.16m)

Radiator; mat well. Double glazed internal door with matching double glazed side panels to:

LIVING ROOM

25' x 12' 9" (7.62m x 3.89m) (Plus walk-in bay window)

An impressive room, with a high vaulted ceiling with exposed beams and purlins; conservation rooflight; open fireplace with painted surround and raised slate hearth; spotlighting; three radiators; walk-in bay window (previously used as small study area) to front with Tamar Valley views and bay window to side. Internal French doors to:





KITCHEN/DINING ROOM

27' 1" x 14' 1" (8.25m x 4.29m)

Undoubtedly the heart of this home is the light and airy family sized kitchen/dining room which has been fitted with a good quality range of Neptune base units with painted frontages and chrome handles with polished granite square edged worksurfaces over, incorporating a ceramic twin bowl sink unit with chrome mixer tap over; Aga (electric) for cooking and providing a welcome background heat with extractor canopy and pelmet over; integral dishwasher; space for tall fridge/freezer; central island; ample space for a family sized dining table and chairs; high vaulted ceiling with exposed beams and purlins; conservation rooflight; spotlighting; two radiators; limestone flooring; double glazed bay window to front; further double glazed window to side; two sets of double glazed French doors to the front and rear. Internal door to:

UTILITY ROOM

Plumbing for automatic washing machine; space for tumble dryer; the Grant oil fired boiler is sited here along with the heating controls; access to roof space; spotlighting; limestone flooring; double glazed door to outside. Door to:

CLOAKROOM

Low flush WC; pedestal wash handbasin; spotlighting; extractor fan; limestone flooring.

INNER HALL

Access to roof space. Doors to:

BEDROOM ONE

13' 10" narrowing to 7' 10" x 13' 7" (4.22m narrowing to 2.39m x 4.14m)

Radiator; dual aspect windows to side and rear with views across the Tamar Valley. Door to:

ENSUITE

Fitted with a white suite comprising low flush WC, pedestal wash handbasin, fully tiled corner shower cubicle with drench shower over; chrome heated towel rail; extractor fan; spotlighting; tiled floor.

BEDROOM TWO

12' x 10' (3.66m x 3.05m) maximum

Radiator; window to side.

BEDROOM THREE

12' 10" x 8' 10" narrowing to 5' 8" (3.91m x 2.69m narrowing to 1.73m)

Recess; radiator; double glazed window to side with views over the Tamar Valley. Door to:

ENSUITE

Fitted with a white suite comprising low flush WC, wash handbasin with storage cupboard under; fully tiled shower cubicle with drench shower over; chrome heated towel rail; extractor fan; spotlighting; tiled floor; window to side.

FAMILY BATHROOM

Fitted with a white suite comprising panelled bath with drench shower over with glass shower screen, low flush WC, pedestal wash handbasin; painted pine panelling to dado height; chrome heated towel rail; extractor fan; spotlighting; tiled floor; two opaque windows to side.



OUTSIDE:

A shared private lane leads from a quiet parish road to the private gravelled sweeping driveway that provides ample parking, turning and hardstanding for several vehicles plus a boat or caravan, if required, and access to the:

DETACHED DOUBLE GARAGE

20' 3" x 15' 7" (6.17m x 4.75m)

Up and over door; power and light supply; courtesy door to side.

The driveway is edged with walled beds containing mature plants, trees and shrubs. Pedestrian access leads up a gentle slope to the large garden which is south facing with a sunny aspect and enjoys a high degree of privacy and seclusion. The garden is predominantly laid to lawn, interspersed with mature fruit trees of various varieties, all enclosed by traditional Cornish banking and mature beech hedging.



Ground Floor

Approx. 130.1 sq. metres (1400.6 sq. feet)



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Plan produced using PlanUp.



SERVICES

Mains electricity, mains water and private drainage. Electric Aga and oil fired central heating.

AGENT'S NOTE

Prospective purchasers should note that the vendors have made us aware that some small patches of Japanese Knotweed have been identified within the garden.

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 A390 heading towards Callington and Cornwall. Cross the River Tamar at Newbridge and continue up the hill to the village of Gunnislake. Pass through the first set of traffic lights and pass the parade of shops before bearing left into Calstock Road. Continue along this quiet country lane for approximately two miles before bearing left at the fork in the road towards Calstock Church. The entrance to the property will be found after approximately fifty yards, on the left hand side.

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** PL19, PL20, EX20*

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