



Galford Cottage



SITUATION

In a beautifully scenic and very quiet rural location on the edge of the Lew Valley, this detached, Grade II Listed cottage stands within its own gardens and grounds of 3.75 acres. Various opportunities for walking and out-riding exist in close proximity to the property, including Eastcottdown Plantation, Lydford Forest and Galford Down in addition to the wide expanse of Dartmoor National Park.

The cottage sits within an area known locally as "The Golden Triangle", being within easy reach of all three of the nearby towns of Tavistock, Launceston and Okehampton, at 12.5, 11.5 and 10 miles away respectively, which collectively offer a comprehensive array of shopping, educational and recreational facilities. Furthermore, The cathedral city of Exeter lies some 35 miles to the east, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway, in addition to an international airport.

DESCRIPTION

Offered to the market for the first time in many years is this charming detached thatched cottage with stables and paddock, situated in a very peaceful and private location outside of Lewdown. Believed to date back as far as 400 years, the cottage is typically characterful and cosy with accommodation comprising three bedrooms and two receptions. Externally, there is a large garden and ample off-road parking. Adjoining the cottage to the south is an enclosed pasture paddock amounting to 3.3 acres which is now served by a detached stable making this an ideal equestrian holding.

ACCOMMODATION

The cottage is accessed on the ground floor through a canopied porch into the entrance hall from where there are doors to the sitting room, dining room and study. The sitting room is dual aspect and features an impressive granite fireplace currently housing a log burning stove. Across the entrance hall, the dining room is also dual aspect and again features a log burning stove set into an inglenook fireplace. Beyond the dining room is the kitchen which is equipped with various units and cupboards, including a

four ring electric hob and oven and space beneath the counter for a dishwasher. To one side is a very useful pantry cupboard and at the far side is a door to a side porch/utility room where there are further plumbed spaces for laundry appliances. The ground floor study leads into a shower room which features a corner shower enclosure with Triton electric shower. A staircase from the dining room leads to the principal bedroom at first floor level which is a good sized double room with a window to the front. This room features a communicating door to the second bedroom, which, together with the third bedroom, can also be accessed off the main landing, which is itself accessible from a second staircase from the sitting room.

OUTSIDE

To the front of the cottage is a garden enclosed by a Devon bank and hedging. There is ample parking space in front of the property for 4 cars. A 5-bar gate leads to a yard at the side of the house which could provide further parking, if required, and also leads to the main garden and stable block.

The stables are comprised of three 12' by 12' boxes and an additional tack room, all of timber construction on a concrete base. The stables have power and water connected. Adjoining the property's utility room is a stone outbuilding used for storage. To the side of the cottage is a small, open fronted hay store and the timber shed.

PADDOCK

A gated corral leads from the garden into the adjoining paddock which amounts to approximately 3.3, acres and is surrounded on all sides by post and rail fencing and established hedging. There is a water trough on the eastern boundary.

SERVICES

Mains electricity. Private drainage via septic tank. Private spring-fed water supply.

VIEWING

Strictly by prior appointment with the Vendor's appointed agents, Stags.

Tavistock 12.5 miles • Launceston (via A388) 11.5 miles • Okehampton 10 miles • OS Landranger Map 201: SX 472861 • For detailed directions please contact the office.

A peacefully and attractively located equestrian property comprising a detached thatched cottage, stable block and 3.3 acre paddock.

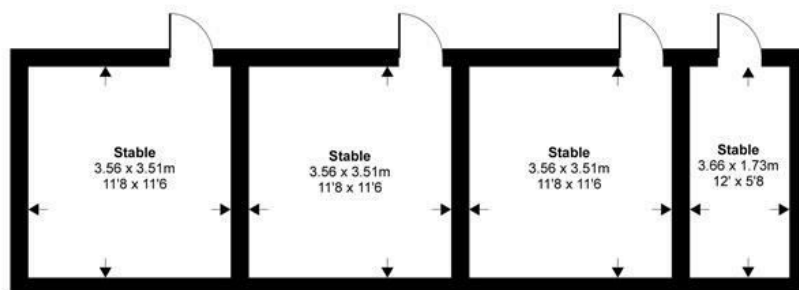
- Appealing Equestrian Holding
- Grade II Listed Thatched Cottage
- 3 Bedrooms, 2 Receptions
- New 3 Box Stable Block
- Planning Consent to Extend Stables
- Adjoining 3.3 Acre Paddock
- Large Garden
- Ample Parking
- Quiet and Private Position
- Attractive Outlook Across the Lew Valley

Guide Price £475,000

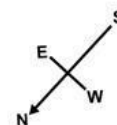


Approximate Area = 1339 sq ft / 124 sq m
Outbuilding = 522 sq ft / 49 sq m
Total = 1861 sq ft / 173 sq m

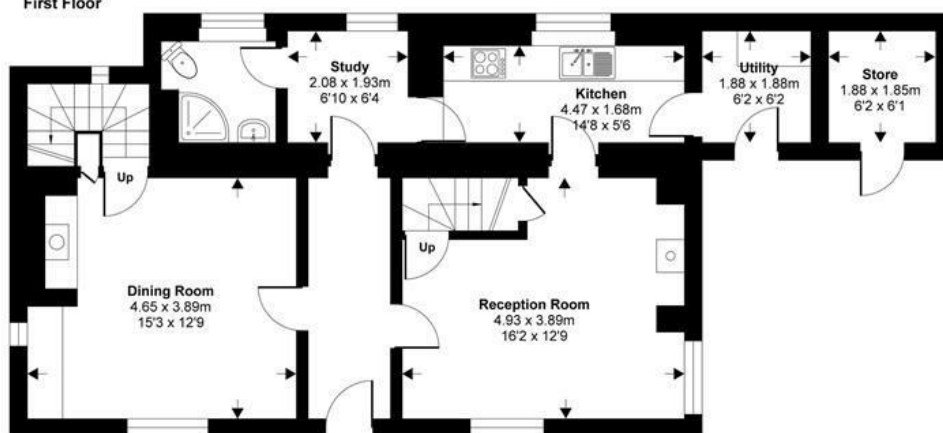
For identification only - Not to scale



Outbuilding



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Stags. REF: 670478

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

2 Market Street, Tavistock, Devon, PL19 0DA



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E		
(39-47) F		
(31-38) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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