



Tawcroft



SITUATION

Tawcroft occupies an unrivalled setting on the open moor, approximately 1/2 a mile from the village of Belstone. This delightful individual residence borders the River Taw, being surrounded by its own grounds and having direct access to the open moorland and dramatic tors. The village of Belstone is a particularly unspoilt moorland community, which is well known for its local inn 'The Tors'. together with it's popular tea room. The nearby town of Okehampton offers an excellent range of locally and nationally owned shops, together with three supermarkets, which include a Waitrose. The A30 dual carriage way, which is easily accessible, provides a direct link west into Cornwall or east to the city of Exeter.

DESCRIPTION

Tawcroft is a stunning Edwardian detached residence, built in 1908. The property occupies a stunning Moorland position, being set in approximately 2.2 acres of mature moorland gardens and grounds, bordering the cascading River Taw. Within recent years, the property has had a new slate roof (previously thatched), together with the installation of a ground source heat pump. Within the house there are some delightful period features, these include granite mullion and leaded double glazed windows, wood panelling and a large minster fireplace. A further addition is the conversion of the former Coach House to an attractive two bedroom self contained annexe. Set above the house is a detached one bedroom holiday let, which over the years has provided a successful income. From the property there is direct access to the open moor.

ACCOMMODATION

Via Entrance Porch: with quarry tiled floor, studded oak inner front door to Entrance Hall: feature wood panelling, ornate brick fireplace, decorative turning staircase to first floor. Window to front aspect, doors to: Cloakroom: comprising high level cistern, wash hand basin, parquet floor, heated towel rail, windows to front aspect. Music/Dining Room: Feature granite mullion window to rear, hatch to kitchen, door and step down to Drawing Room: a delightful triple aspect room with views over moorland and French doors opening to the rear terrace, large minster fireplace with grate, oak floor, wood panelling and delightful bay mullion window to side. Cellar: (accessed from the hall) Steps down with light and power connected and housing the ground source heat pump providing hot water and central heating. Rear Hall: timber panelling, tiled floor, hanging space for coats, fitted cupboards, window to side aspect. Kitchen: range of country style base cupboards with granite worktops over and matching wall mounted cupboards, Sandiford four oven oil fired cooking range, butler sink, larder cupboard, integral fridge and dishwasher, dual aspect windows with window seat and space for dining table. Door to Utility Room: plumbing and space for washing machine and tumble drier, free standing feature sandstone wash basin and drainer, roof light, half glazed door to rear, door to a further Cloakroom: wc, wash basin, window to side. Rear Lobby: door to side porch and door to Freezer Room/Store: space for white goods and wall mounted electric meters. First Floor Landing: windows to front elevation, fitted airing cupboard with shelving and radiator, further walk-in store cupboard. Access to loft space with retractable ladder, being predominantly boarded with light, power and offering a window to the rear, offering potential for additional room(s). Master Bedroom: triple aspect windows, wardrobe cupboard to one wall, door to En Suite: comprising wc, wash basin, glazed shower cubicle with

oversized shower head. Bedroom 2: dual aspect windows, fitted wardrobes, door to En Suite Bathroom: comprising bath with mixer shower attachment, wash basin, wc, tiling to floor and half wall, opaque window side. Bedroom 3: window to rear, fitted wardrobe. Bedroom 4: bay window to rear, fitted wardrobe. Bathroom: comprising panelled bath, wc, wash hand basin, heated towel rail, window to front elevation.

Holiday Cottage:

Stable door to open plan Kitchen/Lounge/Dining Room: Double glazed window side, electric heater, range of base and wall cupboards, space for fridge, electric hob, sink and drainer. Door to Bedroom: two windows to side, electric heater, wash basin and door to En Suite Bathroom: comprising panelled bath with shower over, wc, corner wash basin, double glazed window to side, heated towel rail, fitted cupboard. Immediately adjoining is a small enclosed garden for the holiday cottage with low picket fence surrounds.

Annexe:

Located below the drive is a recently converted annexe, converted from the former Coach House. Retractable double glazed doors open to an open plan Kitchen/Living/Dining Area: modern range of base and wall cupboards, sink unit, integral fridge, feature vaulted ceiling with A-frame timbers. Velux roof light, oak floor and intercom to the main house. electric heater. Door to Hallway: double glazed window to front, electric heater and doors to: Bedroom 1: dual aspect windows with velux roof light, vaulted A-framed ceiling. Bedroom 2: electric heater, velux roof light. Shower Room: vanity wash hand basin, wc, large walk-in shower with oversized showerhead, heated towel rail, velux roof light. Stretching the length of the annexe is a covered timber deck, offering an attractive across the gardens towards Dartmoor beyond and offering exterior power and light. Adjoining the annexe is a Garage with double doors to front and glazed door to side, housing the hot water tank for the adjoining annexe and plumbing and space for washing machine, light and power connected, solar panels to roof.

OUTSIDE

The main entrance of the house is accessed between two granite pillars, across a cattle grid through the front gate to a tarmaced driveway leading up to the house. There is ample parking and turning space for numerous vehicles, the drive is bordered by mature bushes, shrubs and trees. A lower driveway gives access to the garage/annexe. Located to the south of the house, is an extensive stone paved terrace, offering a delightful sitting out area, offering an attractive aspect across the to the open moor. Adjacent is a hard tennis court. Granite steps leading down to a lower lawned garden. with numerous pathways leading down through the gardens which are interspersed by mature Rhododendron, Azaleas, Camellias and Hydrangeas together with spring bulbs. In the valley below the house is extensive frontage of the River Taw offering spectacular granite boulders and waterfalls, whilst adjoining are ponds and connecting leats and streams. Located above the house are numerous pathways leading throughout areas of wooded garden with a variety of spring bulbs and mature shrubs and trees, with a pedestrian gate opening directly onto the open moor. This area also houses the pump house, housing the water filtration system for the property, whilst set below the annexe is an enclosed good sized vegetable garden with raised beds and greenhouse, exterior water tap and some covered log stores.

DIRECTIONS

For SAT NAV purposes the postcode is EX20 1QZ.

Okehampton 3 miles Exeter 22 miles

A stunning individual Dartmoor residence with separate holiday cottage and annexe, set in 2.2 acres bordering the river Taw.

- 4 Bedroom Family Home
- 2 Reception Rooms
- 3 Bath/Shower Rooms
- Holiday Cottage
- 2 Bed Coach House Annexe
- 2.2 acres of Gardens
- Direct Access to Dartmoor
- River Frontage

Guide Price
£1,350,000



Approximate Area = 3622 sq ft / 336 sq m (includes garage)
 Coach House & Holiday cottage = 1220 sq ft / 113 sq m
 Total = 4842 sq ft / 449 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Stags. REF: 703063.

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

11 Charter Place, Market Street, Okehampton,
 Devon, EX20 1HN

01837 659420
 okehampton@stags.co.uk

stags.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C		
(55-68) D	58	
(49-54) E		
(41-48) F		
(35-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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