



GRENOFEN

GUIDE £675,000



Down Haze

Grenofen, Tavistock PL19 9EW

*Substantial detached family home
enjoying superb views to open countryside*

Four Bedrooms (One Ensuite)

18ft Sitting Room Opening to Sun Terrace

Attractive Grounds of Approximately 0.6 Acres

Ample Driveway Parking

Attached Double Garage

Guide £675,000



Bedford Court
14 Plymouth Road
Tavistock
PL19 8AY

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SITUATION AND DESCRIPTION

This substantial detached family sized home provides well-proportioned and well-presented accommodation arranged over two floors with many rooms enjoying super views over the gardens and to open countryside beyond.

The accommodation includes four bedrooms, the master bedroom with its own ensuite whilst the second bedroom has a private dressing room. Downstairs, there are a number of separate reception rooms including an 18ft sitting room with French doors opening on to the sun terrace and overlooking the garden, a formal dining room, snug, study and playroom. The kitchen, bathroom and ensuite facilities are nicely fitted although now a little dated, gas fired central heating and double glazing are installed and the house is tastefully decorated throughout.

The large grounds and gardens are a particularly attractive feature, totalling approximately 0.6 acres and including a gravelled driveway providing ample parking and turning and access to the attached double garage. There is a front garden with lawn, ornamental beds and borders and a large level rear garden, also laid to lawn with specimen plants, trees and shrubs providing an array of seasonal colour. A large raised decked seating area overlooks the garden and is a perfect place for outdoor eating and entertaining.

Situated just to the south of Tavistock, the hamlet of Grenofen lies above the Walkham valley and within striking distance of open moorland and wooded river valley walks. The former Plymouth and Southwest Devon railway, connecting Tavistock with Yelverton and Plymouth, runs through one of Brunel's finest tunnels here, and forms part of the National Cycle Network connecting the north and south Devon coasts.

The award-winning ancient stannary town of Tavistock is just a couple of miles to the north and the larger regional centre of Plymouth lies approximately 15 miles to the south.



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 PORCH

ENTRANCE HALL

LIVING ROOM 18' 6" x 16' 1" (5.64m x 4.9m)

STUDY 11' 5" x 9' 3" (3.48m x 2.82m)

SNUG 8' 0" x 8' 0" (2.44m x 2.44m)

DINING ROOM 15' 5" x 10' 10" (4.7m x 3.3m)





UTILITY 9' 4" x 5' 8" (2.84m x 1.73m)

CLOAKROOM

PLAYROOM/OFFICE 13' 0" x 9' 9" (3.96m x 2.97m)

GARAGE 16' 7" x 16' 5" (5.05m x 5m)

FIRST FLOOR

FIRST FLOOR LANDING

FAMILY BATHROOM

BEDROOM ONE 18' 4" x 15' 1" (5.59m x 4.6m)

ENSUITE

BEDROOM THREE 10' 4" x 7' 11" (3.15m x 2.41m)

BEDROOM TWO 15' 7" x 11' 4" (4.75m x 3.45m)

WALK-IN WARDROBE 8' 1" x 7' 0" (2.46m x 2.13m)

BEDROOM FOUR 10' 4" x 6' 8" (3.15m x 2.03m)







SERVICES

Mains electricity, mains gas, mains water, private drainage.

OUTGOINGS

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

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

From Tavistock's Bedford Square, proceed over Abbey Bridge and turn right at the roundabout into Whitchurch Road. Continue for approximately 2.5 miles, passing through Whitchurch and continuing on to Grenofen. Pass the turning on the right-hand side marked to Plymouth A386, and the entrance to the property will be found after a short distance, on the right-hand side.







Down Haze, Grenofen, Tavistock, PL19

Approximate Area = 2401 sq ft / 223.1 sq m (includes garage)

Limited Use Area(s) = 23 sq ft / 2.1 sq m

Total = 2424 sq ft / 225.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nrichcom 2021. Produced for Mansbridge Bakewell. REF: 760226

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BEDFORD COURT • PLYMOUTH ROAD • TAVISTOCK • PL19 8AY
Tel: 01822 612345
E: tavistock@mansbridgebalment.co.uk



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* PL19, PL20, EX20