



Longford Cottage







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Tavistock, Devon, PL19 9JU

Open Moorland 0.5 miles • Golf Club 2.3 miles • Tavistock Town Centre 2.7 miles • Mount Kelly 2.7 miles (Prep School 2 miles) • Plymouth 18 miles • Exeter (via A386) 39 miles

A private countryside home in a picturesque, 1.68-acre setting close to both Tavistock and open moorland, operating as a well-regarded boarding kennels and cattery, providing a wonderful home-and-income lifestyle.

- Countryside Home in Discreet Setting
- Currently a Successful Kennels and Cattery
- Wonderful Home-and-Income Opportunity
- Excellent Reputation and Reviews
- Superb Facilities and Infrastructure
- Pretty, Wooded Grounds of 1.68 Acres
- Accessible Location Close to Tavistock
- Full Expanse of Dartmoor Nearby
- Freehold
- Council Tax Band: E

Guide Price £895,000

Stags Tavistock

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SITUATION

This attractively situated property occupies a very peaceful and private setting, with no direct neighbours, only 2.7 miles from Tavistock town centre and with open moorland half a mile away. Tucked into a sheltered fold in the foothills of Dartmoor National Park amongst picturesque West Devon countryside, there are extensive opportunities nearby for those with an outdoors-oriented lifestyle.

Tavistock itself is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. The maritime city of Plymouth is 15 miles to the south, whilst the city of Exeter lies some 40 miles to the northeast, providing rail, air and motorway connections to London and the rest of the UK.

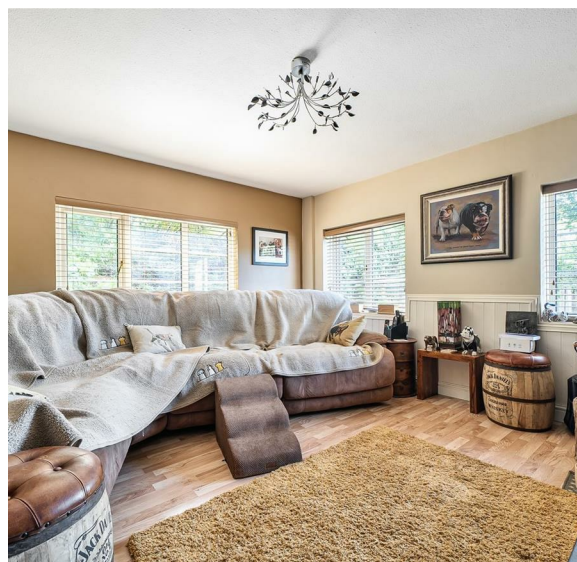
DESCRIPTION

This is an extremely rare opportunity to purchase a very well-rounded, comfortable and accessible countryside home in good grounds, which is also operating as a successful kennels and cattery business and therefore provides its owners with a very appealing home-and-income lifestyle. The house itself is understood to date to the early 19th century, having been constructed as a quarryman's cottage for the now disused Longford Quarry, and, following alteration and extension in the 1980s and early 2000s, now offers excellent space, flexibility and comfort. Externally, the grounds extend to 1.68 acres and have been structured to provide an open garden and extensive parking, space for the business facilities, several outbuildings, a stream and wildlife pond, all framed by a pretty, wooded border. The business is very busy and has an excellent local reputation, and should, of course, appeal strongly to those with a soft spot for animals or an interest in ecology and the natural environment, with a focus on being able to work comfortably from home in an attractive countryside setting.

HOUSE AND GARDEN

An entrance porch leads into a central hallway, to one side of which is a principal sitting room centered around a multi-fuel stove. To the rear of the hall is a snug/TV room leading onto an office/study. Also on the ground floor are a utility room, WC and the triple-aspect kitchen/dining room. The kitchen is equipped with extensive units plus a matching island, all with granite worktops. Appliances include a Falcon range cooker with a 5-ring LPG hob and double electric ovens, a built-in fridge/freezer with a wine compartment, and there are two spaces for plumbed appliances. From the dining area, there are patio doors to the front courtyard. On the first floor are four bedrooms, including three good-sized doubles, of which two are dual-aspect and one is triple-aspect. There is also a fully tiled standalone family bathroom and a separate, stylish tiled shower room serving as a Jack and Jill en-suite to the rear-facing bedroom.

Externally, the principal garden area sits centrally within the plot and is laid to lawn, part of which has been adapted by our clients for use as a dog paddock and kennel.





Sitting around the perimeter of part of the site is a raised bank providing some shelter and privacy, and a section of wooded cover, beneath which is a natural wildlife pond fed by a gentle stream. Behind the house is an area used as a chicken run, and there is a mower shed in the garden.

THE BUSINESS AND FACILITIES

The business, known as Longford Chase Boarding Kennels and Cattery, has been successfully operating since 1997 and was taken over by our clients in 2021. Currently, they are licensed for up to 35 dogs and 28 cats, and operate the business entirely themselves. The facilities are excellent; the principal kennel block includes 10 singles and 2 doubles, plus a kitchen/food store, whilst the secondary block has 2 singles and 2 doubles plus a workstation, with all kennels benefiting from thermostat-controlled heat lamps, roofed outdoor runs and an attached open-air paddock. Both buildings are of blockwork and have power, water, lighting and drainage. Additionally, there is a large private paddock and timber kennel, and a further pair of timber kennels with private outdoor runs and awnings. The cat chalets total 12 singles and 6 doubles across 3 blocks, all of timber construction with heat lamps, with both indoor cover and outdoor space, and each block with a "safety run". There is a separate blockwork office building and timber sheds for blankets and other kit.

The business's local presence and reputation are excellent, repeat business is very strong - including veterinary referrals - and online reviews are consistently 5-star. The owners promote the business through their website, www.longfordchase.com, and social media, where they generate excellent customer engagement. Occupancy rates over the last twelve months average around 50% for the cattery and 66% for the kennels, and the business records a profit every year. Other business operations or models could vary the income and occupancy to suit a purchaser's needs and lifestyle. All fixtures, stock and goodwill are proposed to be included with the sale.

SERVICES

Mains electricity. LPG-fired central heating (underground tank installed 2024). Private water via a borehole (serviced annually). Private drainage via a septic tank (separate tanks for the house and kennels). Standard broadband is available (our clients use Starlink). Variable outdoor mobile voice/data service is available through all four major network providers (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

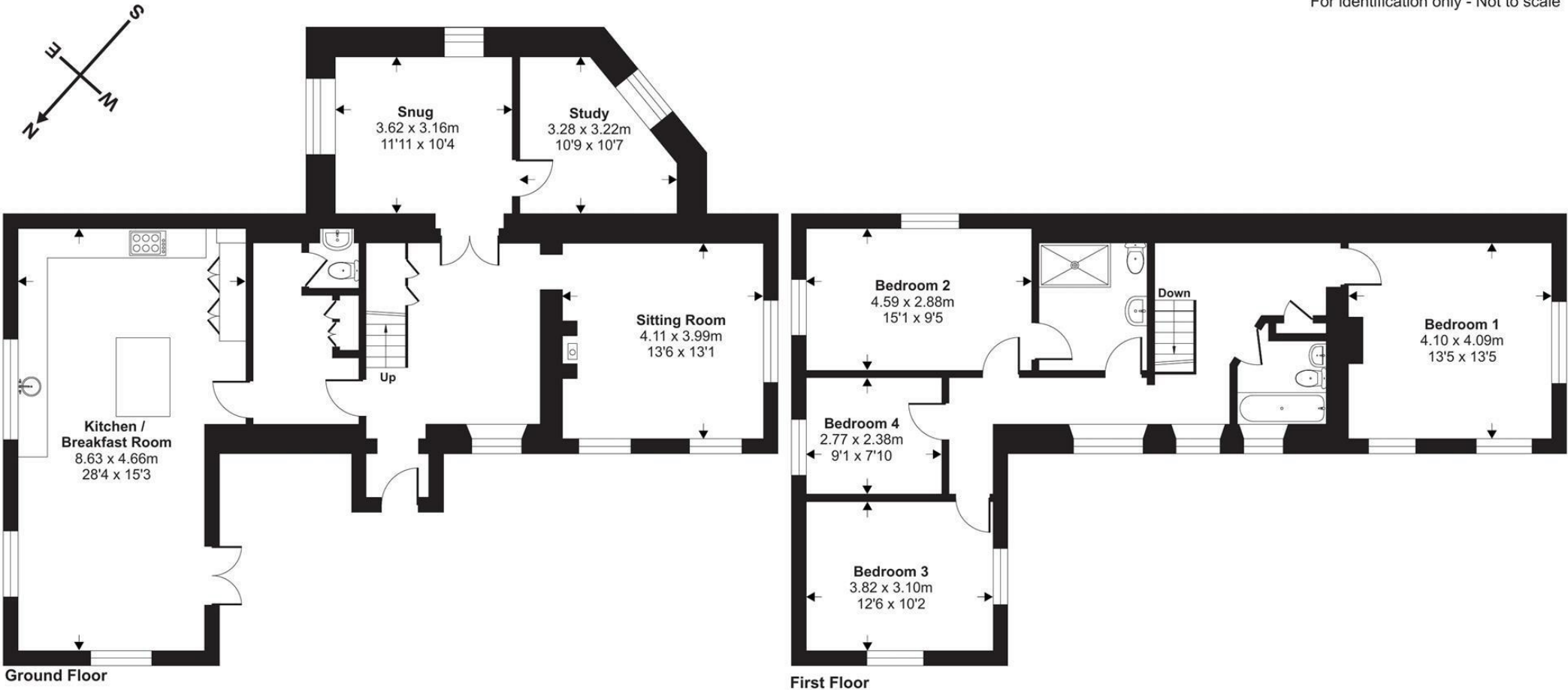
1. There is an ongoing 10-year treatment plan for Japanese Knotweed, which was found by the previous owners at the far end of the site, by the stream, away from the house. Annual treatments will continue for another few years.
2. We understand that the property benefits from a right of access over a small section of the adjacent private track from the public highway, just outside the entrance gate.

VIEWINGS AND DIRECTIONS

Viewings are strictly by appointment with the vendors' sole agents, Stags. The What3word reference is [///corded.about.seashell](https://www.what3words.com////corded.about.seashell). For detailed directions, please contact the office.

Approximate Area = 1930 sq ft / 179.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1488811



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



