

Glebe House







Glebe House,

Dunterton, Tavistock, , PL19 0QJ

Launceston 5.3 miles - Tavistock 8.7 miles - Plymouth 23.5 miles - Exeter 45.9 miles

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A 5 bedroom stone built detached 19th century property, with amazing views towards Kit Hill, character features and 2.4 acres of stunning gardens and grounds including 2 paddocks and a barn with conversion potential.

- 2.4 acres of stunning gardens and land
- Rural yet accessible location
- Open fireplaces, high ceilings & large windows
- Close to both Launceston and Tavistock
- Freehold
- Separate barn with planning potential (sttp)
- Far reaching views with Kit Hill in the distance
- No chain
- 5 bedrooms
- Council Tax Band: F

Offers In Excess Of £600,000

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SITUATION

Glebe House is situated in an elevated position, within a cluster of just 4 properties near the small and unspoilt village of Dunterton, enjoying a delightful rural setting with views over the charming parish church and rolling countryside beyond, with Kit Hill visible in the distance. The property is well placed for access to the Tamar Valley Area of Outstanding Natural Beauty, offering a wealth of scenic walks and outdoor pursuits. The nearby stannary town of Tavistock provides a range of independent shops, cafés and amenities, while the town of Launceston offers supermarkets, schooling and convenient access to the A30, linking to Exeter and beyond.

DESCRIPTION

A former vicarage, Glebe House is an attractive 19th century stone-built, double fronted residence offering well-proportioned accommodation arranged over two floors. The property retains a number of character features typical of the period, including high ceilings, ornate cornicing and impressive open fireplaces. Whilst now requiring cosmetic updating throughout, the house offers considerable potential for enhancement and modernisation, presenting an excellent opportunity to create a substantial family home in a sought-after rural setting. The property is offered to the market with no onward chain.

ACCOMMODATION

The accommodation is both spacious and versatile. A welcoming entrance porch with tiled flooring leads into a generous hallway. The principal reception rooms comprise a living room and a drawing room, both enjoying the fine outlook, with the latter opening into a front conservatory. There is also a study/library providing a quiet workspace and a well-proportioned, fully equipped downstairs shower room. The kitchen is complemented by a utility room with cold store pantry and boiler room. On the half landing is a useful separate cloakroom.

The first floor offers 4 bedrooms, including two particularly large double rooms to the front which benefit from the far-reaching views, all served by two Jack and Jill en suite facilities. A further bedroom and a spacious landing complete the accommodation. Heating is provided via an oil-fired boiler serving radiators, alongside an oil-fired Aga in the kitchen, with supplementary electric heating in places. The majority of windows are uPVC double glazed, with single glazed timber windows in the ground floor rear extension.













OUTSIDE

The property is set within 2.4 acres of gardens and grounds. The gardens are a particular feature, being informally arranged and well stocked with a variety of mature planting including acers, camellias, apple trees, climbing roses, wisteria and a notable monkey puzzle tree, to name but a few. A walled side lawn garden with a mature Victoria plum tree and a secluded walled patio provide excellent spaces for al fresco dining and entertaining.

Within the gardens lies a mainly stone and block barn offering potential for conversion to an annexe or studio, subject to the necessary consents which have been granted in the past. There is a garage, ample off road parking, a stone built store, divided into two, and there is access to the lower floor of the barn which is currently used as storage and a wood store. A fantastic mature orchard lies to the rear, with a variety of productive apple trees and the 2 enclosed paddocks, located to the front and rear, are ideal for livestock, animals or ponies.

SERVICES

Mains electricity, private water via the property's own borehole, with a back up water reservoir located towards the top of the land and private drainage via a shared septic tank. An oil fired boiler supplies several radiators, with an oil fired Rayburn in the kitchen and back up electric heaters where needed. Broadband availability: Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VEIWINGS

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

DIRECTIONS

From Launceston proceed along the B3362 towards Tavistock. Drive over Greystone bridge and go up the hill, and as you see Dunterton Church on the right hand side take the next left turn into a lane. Bear right and drive up the lane towards the property.

What3words - clipped.triangles.colleague

AGENTS NOTE

There is a vehicular right of way, giving 24 hours notice, for one neighbour to access their land to the rear. This parcel of land was purchased from Glebe House and there is a restrictive covenant in place that no other outbuilding, other than the existing, can be built or added, and the fence belongs to the said neighbour. Two neighbouring properties have a right to access the water reservoir.
The maintenance of the access lane leading from the road is shared. The initial section is covered by all 4 properties, and where it splits, maintenance is shared between the 3 properties that use it.

Approximate Gross Internal Area 3233 sq ft - 301 sq m
(Excluding Garage & Outbuilding)
Ground Floor Area 1859 sq ft – 173 sq m
First Floor Area 1374 sq ft – 128 sq m
Garage Area 303 sq ft – 28 sq m
Outbuilding Area 1144 sq ft – 106 sq m

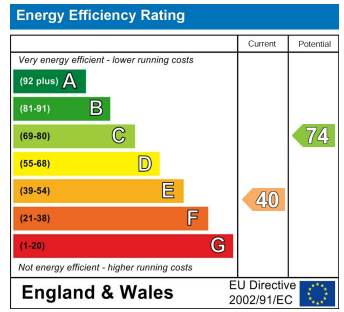


For Identification only Not to scale

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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