

7, Venn Hill

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Milton Abbot, Tavistock, PL19 0NY

What3words reference is ///beanbag.units.sleep

A characterful grade II listed property with versatile accommodation over three floors located in the sought-after village of Milton Abbot

- 3 Bedroom Terrace Cottage
- Located in Milton abbot
- Spacious Accommodation Over 3 Floors
- On Street Parking
- Freehold
- Grade II Listed
- Ideal Family Home
- Characterful Features throughout
- Mature Rear Gardens
- Council Tax Band: C

Guide Price £275,000

SITUATION

This property is situated in Milton Abbot. Milton Abbot is a quiet and unspoilt, historic village located just outside the Tamar Valley National Landscape. The village has strong connections to the famed Bedford Estate, including through the nearby, notable Grade I Listed Endsleigh House, and a distinctive architectural style, with Edwin Lutyens and Edward Blore having designed many of the village centre's buildings, most of which are now Grade II Listed. Tavistock, 6.5 miles away, is a thriving market town in West Devon offering a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. Plymouth is 21 miles to the south and Exeter lies 40 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK







DESCRIPTION

Located in the highly regarded village of Milton Abbot, this Grade II listed terraced property offers spacious and well-presented accommodation arranged over three floors. Rich in period character, the home combines historic charm with practical living space, making it an attractive proposition for a variety of buyers. The accommodation is of generous proportions throughout, comprising three bedrooms arranged across the upper floors, together with versatile reception space on the ground floor. The layout provides flexibility for modern living whilst retaining the character and features expected of a listed home. A particular feature of the property is the rear garden, which is of an excellent size for a village setting and provides an ideal area for outdoor entertaining, gardening, or simply enjoying a private and tranquil environment. This property represents a rare opportunity to acquire a Grade II listed home of character within a sought-after village, offering both substantial accommodation and a good-sized garden.

ACCOMMODATION

Upon entering the property, a spacious hallway provides access to the main living areas. To the left, the sitting room is full of character, featuring a charming open fireplace, newly fitted timber-framed window in keeping with the listed status, and built-in bookcases. Beyond, the kitchen enjoys views over the rear of the property and is well-equipped with a double oven, induction hob, and space for additional appliances. To the right of the hallway is a versatile third bedroom/snug. The staircase rises to the first floor and also provides access to the lower ground floor. On the first floor, the generous landing benefits from a front aspect window and leads to two well-sized bedrooms. Bedroom Two is a comfortable double, while Bedroom One is particularly impressive, enjoying dual aspect windows with views, an open fireplace, and excellent proportions. The lower ground floor offers further flexible accommodation. The hallway leads to a family bathroom with both bath and separate shower, a separate WC, and a study/music room with an adjoining storage area.

OUTSIDE

Externally, the property benefits from a particularly generous rear garden. Stepping out of the rear door, a path leads through a gated entrance into the main garden, which is well stocked with mature trees and shrubs and extends to the far boundary. The garden concludes with a natural wildlife-friendly area at the back.

SERVICES

Mains water (metered), electricity and drainage. LPG central heating throughout. Superfast broadband is available. Limited mobile voice/data service is available through Three, O2 and Vodafone (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENTS NOTE

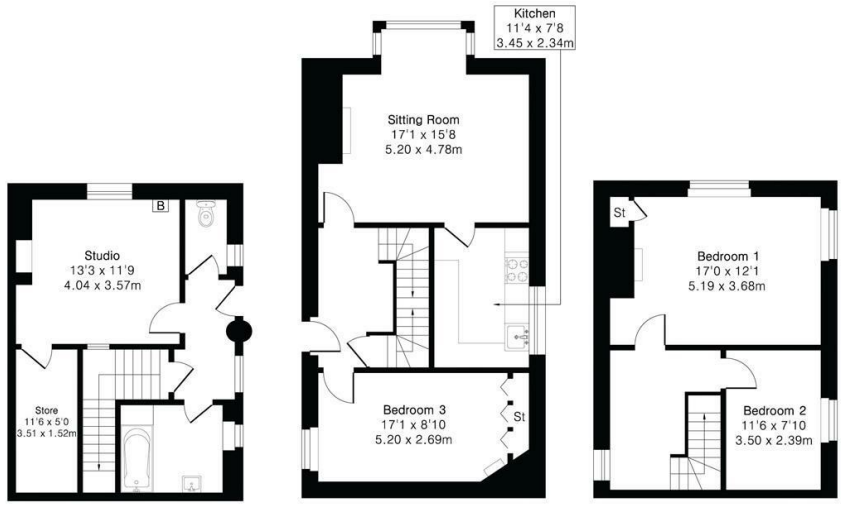
1. External access to the rear garden of Number 7 is via a right of way across the rear of Number 8.
2. Number 6 has a right of way across the path at the back of Number 7 in order to reach their outside space.
3. There is a flying freehold above Bedroom 3 of Number 7, with part of Number 8 extending above this room
4. 7 Venn Hill is Grade II Listed







Approximate Gross Internal Area 1410 sq ft - 132 sq m
Lower Ground Floor Area 417 sq ft – 39 sq m
Ground Floor Area 588 sq ft – 55 sq m
First Floor Area 405 sq ft – 38 sq m



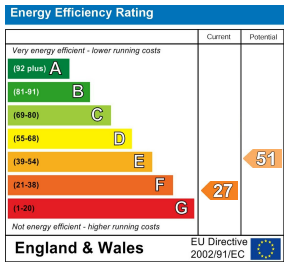
PINK PLAN

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.

STAGS

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.

STAGS



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