

Lane End Cottage

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Lane End Cottage,

Lane End, Peter Tavy, Devon, PL19 9NB

Open Moorland 150 yards • Mary Tavy (Shop and Public House) 3 miles • Tavistock 6.8 miles • A30 access 12 miles • Okehampton 15.5 miles • Plymouth 22 miles • Exeter 39 miles

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In a spectacular, edge-of-moorland location, a very attractive and appealing five-bedroom cottage in pretty gardens, plus a double garage/workshop, enjoying breathtaking panoramic views, 0.29 acres in all.

- Extended, South-facing Dartmoor Cottage
- Bright and Characterful Throughout
- Spectacular Views in Every Direction
- Beautiful Gardens, 0.29 Acres in All
- Freehold
- Five Bedrooms, Two Lovely Receptions
- Breath-taking Countryside Setting
- Open Moorland Within 150 Yards
- Double Garage/Workshop, Driveway
- Council Tax Band: E

Guide Price £650,000

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SITUATION

This appealing Dartmoor home is spectacularly located within the small moorland settlement of Lane End, which, as the name suggests, sits at the end of a no-through road leading directly out to the open expanses of the National Park. Open moorland is just 150 yards from the doorstep, offering endless opportunities for those interested in walking, riding or cycling, or with an active family or energetic pets.

The popular village of Mary Tavy is 3 miles to the southwest, where there is a village store and post office, a popular pub and an OFSTED Outstanding-rated Primary School. The village is located on Route 27 of the National Cycle Network, as is the neighbouring village of Peter Tavy, which is highly sought after and also features a very well-regarded public house. Tavistock, 4 miles further to the south, is a thriving market town in West Devon forming part of a designated World Heritage Site and offering a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. Plymouth, 19 miles to the south, offers extensive amenities with the added attraction of its coastal access. The cathedral city of Exeter lies 36 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

DESCRIPTION

This extremely comfortable and characterful, traditional Dartmoor cottage is understood to date from the 19th century, with origins on the site stretching as far back as the 17th century. More recently, it has been a much-loved home to our clients for almost 40 years. Internally, the accommodation is bright - owing to the house's south-facing orientation - well-maintained, and practically arranged for outdoor living, and also offers a good degree of versatility with five bedrooms (three doubles) and two reception rooms. There may also be potential to extend or remodel the accommodation to suit alternative requirements, subject to any necessary consents.

Externally, the gardens are a wonderful highlight, wrapping around the cottage on three sides and providing immense colour, and excellent space for keen horticulturalists and active families alike, in addition to a detached double garage/workshop accessed via a gated driveway. Finally, there are spectacular pastoral and moorland views in every direction, completing the picture of this hugely appealing countryside home.

ACCOMMODATION

Throughout the house, there is an array of original character features and details, including exposed timbers and beams, exposed stonework, slate windowsills, panelled and ledged-and-braced doors, and two substantial stone fireplaces. On the ground floor, a triple-aspect entrance porch leads into the sitting room, which is a bright, front-facing room enjoying distant moorland views and centred around an exposed stone fireplace with a slate hearth. Beyond the sitting room is a central dining room overlooking the rear garden, the focal point of which is a substantial granite fireplace with a 5kW log-burning stove.













From here, stairs rise to the first floor with under-stair storage. Adjacent to the dining room, the kitchen enjoys lovely dual-aspect views of surrounding moorland. It is fitted with a very good range of cupboards and cabinets beneath roll-edge work surfaces, incorporating a 1½-bowl composite sink and drainer, and there are spaces for a freestanding electric cooker and dishwasher. Off the kitchen is a utility room, with space for laundry appliances and housing the recently installed oil-fired boiler. To one side is a cloakroom, and finally there is a triple-aspect boot room leading out to the garden.

On the first floor there are five bedrooms, including three south-facing doubles, all enjoying breathtaking views over the gardens and surrounding moorland, and two benefiting from fitted wardrobe space. There are two single bedrooms, both currently utilised as studies/hobbies rooms, one with triple fitted wardrobes. Finally, the family bathroom is fitted with both a clawfoot bath and a corner shower enclosure featuring a Mira Event XS electric shower.

OUTSIDE

Of particular note are the property's gardens, which surround the property on three sides, predominantly to the south and west. The gardens have been thoughtfully arranged over a number of years and comprise well-maintained lawns interspersed with a variety of mature trees, including rowan, oak, crab apple and willow, while the planting scheme also incorporates half a dozen acers, vibrant hydrangeas and a wide variety of colourful perennials and annuals. Additionally, there is a vegetable patch, plus a brick barbecue grill adjacent to a gravelled seating area, enjoying the spectacular views. To the rear of the cottage is a gated, gravelled driveway for several vehicles and the detached double garage/workshop, with power, lighting, and an internal log store. The workshop was originally designed as a stable and could potentially provide accommodation for domestic livestock. An additional off-road parking space is also available alongside the cottage.

SERVICES

Mains electricity. Private water via a borehole. Oil-fired central heating (brand new boiler July 2026). Private drainage via a septic tank. Ultrafast broadband is available. Mobile voice/data service is available through EE (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

VIEWINGS AND DIRECTIONS

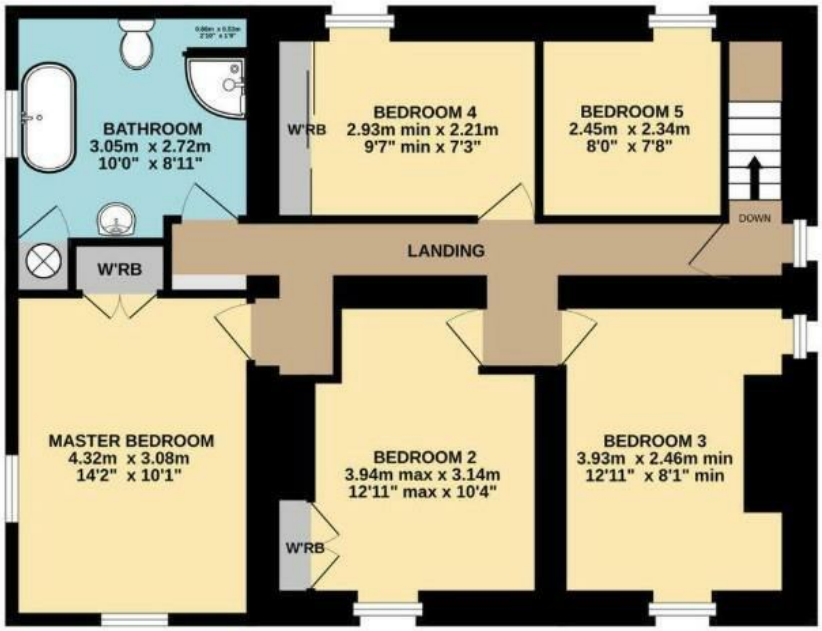
Viewings are strictly by prior appointment with the sole agent, Stags. The What3words reference is ///studs.lays.upcoming. For detailed directions, please contact the office.

AGENTS NOTE

1. The greenhouse shown on the images has been removed.
2. The garage doors are currently not in working order.



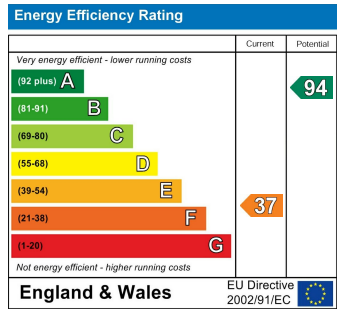
GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.










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