



DUNTERTON
O.I.E.O £550,000

1900s Duke of Bedford Detached Cottage in Idyllic Rural Location



2 Bedrooms



2 Bathrooms



2 Reception Rooms



EPC Rating: E (49)

**MILLER**
TOWN & COUNTRY



- » Idyllic Rural Retreat
- » Delightful Character Property
- » Extensively Modernised
- » Large Gardens
- » No Immediate Neighbours
- » Commanding Views Over the Tamar Valley
- » A Rare Gem in Any Market!

The Property

Set within beautiful gardens of approximately one third of an acre and surrounded by a sea of green fields overlooking the wooded Tamar Valley. This idyllic rural retreat is a rare gem for those looking for their own inland island of solitude.

This delightful detached Duke of Bedford cottage dates back to 1900 and offers a wealth of charm and character, although it has been sympathetically modernized over recent years. Accessed off a private track, one has to drive across two fields to reach the property which has no immediate neighbours and borders open farmland on all four sides.

Location

Dunterton is a small hamlet situated just outside the village of Milton Abbot and between the towns of Tavistock and Launceston, close to the county border between Devon and Cornwall. Both towns offer a wide variety of retail outlets, supermarkets and leisure facilities. The A30 corridor is a comfortable 10-25 minute drive giving easy access west into Cornwall, or east to Exeter and the M5.



Accommodation

The bright entrance porch leads into the light and airy kitchen/living space which has large double patio doors offering open country views across the Tamar Valley. There is a modern and well-equipped kitchen area to the right, and a hallway off to the left leading to a shower room/utility, a dining room and further sitting room which has a Charnwood Island I wood-burner (installed in 2022). There is underfloor heating in the porch, kitchen/diner and downstairs shower/utility room. All the rooms have plenty of natural light and far-reaching views over the surrounding countryside, as well as the wonderful private gardens. On the first floor are two generous double bedrooms and a further shower room/WC.



Accommodation

Ground Floor

Porch 4'9" x 5'5"

Kitchen/Diner 20'7" x 14'9"

Kitchen Area 9'0" x 13'5"

Dining Area 11'10" x 14'9"

Hall 7'9" x 3'11"

Shower Room 5'0" x 8'5"

Dining Room 10'9" x 13'10"

Living Room 13'9" x 10'10" (Plus bay recess
4'6" x 4'6")

First Floor

Landing 2'11" x 7'0"

Bedroom Two 8'3" x 14'4"

Shower Room 5'1" x 7'2" (Irregular shape)

Bedroom One 7'9" x 14'2"

Outside

Garage 1 9'10" x 16'4"

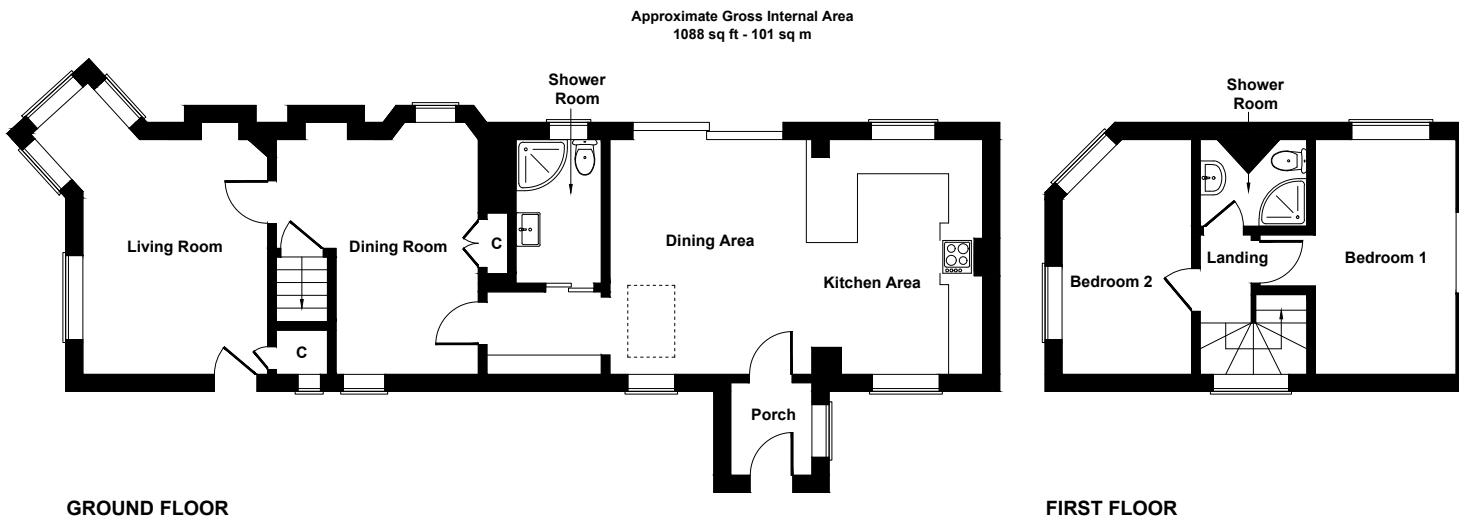
Garage 2 9'10" x 16'1"

Services: Mains electricity, oil tank, private shared water and private drainage. (Since Jan 2024 all the water is subject to both filtration and ultra violet treatment and the water for drinking is further filtered through an under-sink Reverse Osmosis unit in the kitchen).

Council Tax Band: D **Tenure:** Freehold

Agents Note

The septic tank was emptied in June 2024. The boiler service is due and will be undertaken in July 2024.



Not to Scale. Produced by The Plan Portal 2024
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Outside

There is gated access and a private driveway providing off-road parking for several cars, and a timber detached double garage. The gardens extend to approximately one third of an acre and wrap around the property on all four sides with the main body of the garden enjoying a southerly aspect and extensive views over the surrounding countryside and the wooded Tamar Valley. There are various seating areas, a productive fruit and vegetable garden along with formal lawn and a variety of shrubs and trees including several fruit trees such as apple, pear and cherry.





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