



TAVISTOCK

GUIDE PRICE **£550,000**

Spacious Barn Conversion Just Outside Town Centre

 3 Bedrooms

 2 Bathrooms

 1 Reception Room

 EPC Rating: C (73)

MILLER TOWN & COUNTRY
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- » Spacious Open Plan Living Space
- » Views Over the Countryside
- » Three Double Bedrooms, One En-suite
- » Private Gardens
- » Use of Tennis Court
- » Plenty of Parking
- » Quiet, Tucked Away Location

The Property

This beautiful barn conversion is situated in a quiet tucked away location at the end of a private lane, offering high ceilings and open plan living, and has undergone a complete refurbishment in its current ownership. The main triple aspect reception room, with underfloor heating throughout, is cleverly laid out with a living room at one end, complete with log burner for those cosy winter nights in and a dining space overlooking the gardens to watch the changing seasons. The modern kitchen has been recently fitted with ample storage including larder cupboards and plenty of worktop space.

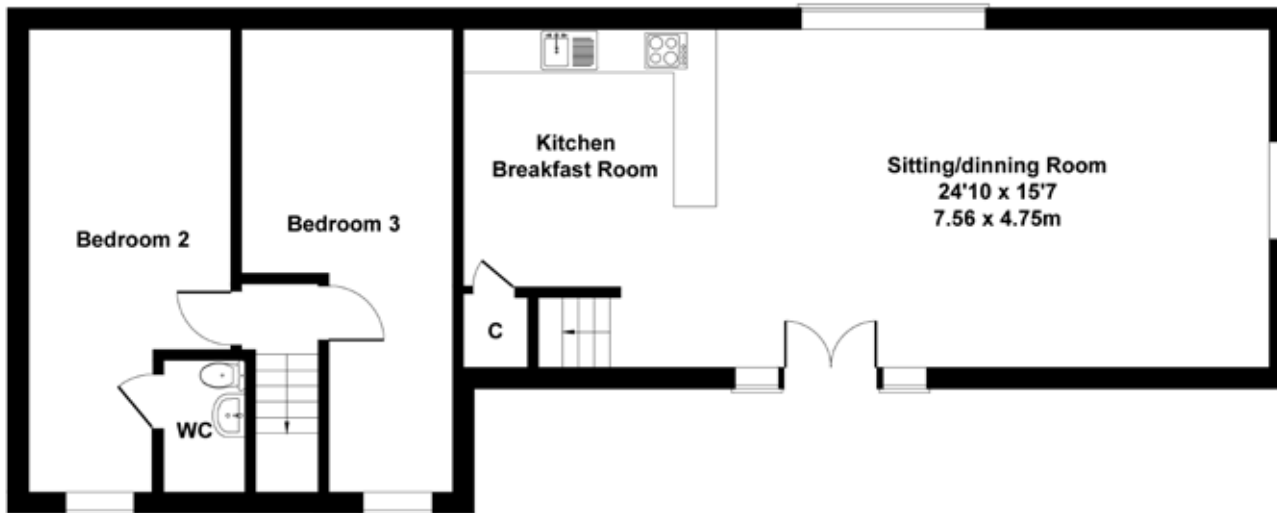


On the first floor is a modern shower room with a double shower unit, which services the main bedroom adjacent. This bedroom was originally two rooms, which could quite easily be reinstated, but is now a spacious double room with a skylight and a window overlooking the gardens. A second staircase leads to two further double bedrooms on the lower ground floor, one of which has an en-suite shower room, both with an outlook over the lower garden.

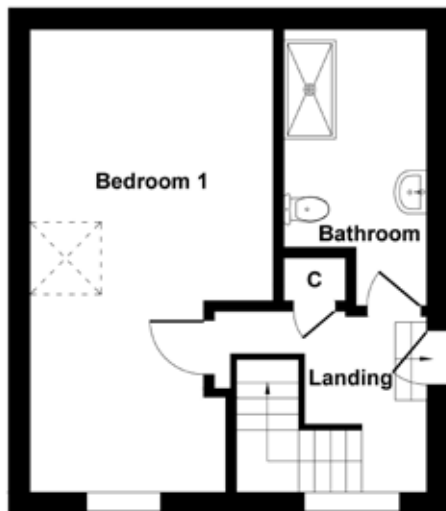


Dove Cottage

Approximate Gross Internal Area
1378 sq ft - 128 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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Ground Floor

Open Plan Living/Dining/Kitchen 36'8" x 16'2"

Kitchen Area 11'3" x 11'6"

First Floor

Bedroom One 12'10" x 19'8"

Bathroom 6'2" x 8'2"

Lower Ground Floor

Bedroom Two 9'10" x 19'2"

En-suite 3'6" x 5'11"

Bedroom Three 9'5" x 19'4"

Outside

From the lane, there is a gate that leads to the private drive and gardens in front of the barn. There is plenty of lawn with a covered gazebo in the centre, giving a shady spot to sit in the mid day sun. There is also a small shed and some beautifully tended to, raised flower beds, perfect for home growing veg. Steps lead to a lower gravelled garden, a perfect space to follow the sun and to place pots. There is also plenty of parking for multiple vehicles.

Services:

Mains electricity, mains water, air source heat pump and private drainage.

Council Tax Band: E

Tenure: Freehold

Agent's Note: There is a right of way over the first part of the private lane owned by the neighbour. The rest of the lane and the tennis courts are owned by a management company controlled by the residents.



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VIEWING:

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