



STAGS

Raheen



Raheen

Down Road, Tavistock, PL19 9AD

Town Centre 0.5 miles Whitchurch Down/Golf Club 0.6 miles Plymouth

- Development Opportunity
- 3/4 Acre Site
- 3,480sq.ft House Needing Renovation
- 6 Bedrooms
- 3 Reception Rooms
- Consent for 3 New Dwellings
- Other Opportunities Possible (STP)
- Tavistock's Most Desirable Postcode

Guide price £780,000

SITUATION

The property is located in Tavistock's finest and most sought-after location - Down Road - which is as desirable for its equidistance to both the town centre and Whitchurch Down, the gateway to the Dartmoor National Park, as it is renowned for its imposing and characterful residences boasting large gardens and significant privacy.

Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century, and famed for being the birthplace of Sir Francis Drake. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly, whilst the largely 19th century town centre is focussed around the Pannier Market and Bedford Square, in which regular farmer's markets are held. Tavistock straddles the river Tavy and borders with the Dartmoor National Park along its eastern edge, making it an extremely popular destination for lovers of the outdoors with walking, riding, cycling and exploring all on the doorstep.

To the west of the town can be found the Tamar Valley along the Devon/Cornwall border, offering further opportunities to discover the region's rich heritage. Plymouth, some 15 miles to the south, offers extensive amenities with the added attraction of its coastal access and the Mayflower Marina which is, naturally, particularly appealing to sailing enthusiasts. The cathedral city of Exeter lies some 40 miles to the northeast, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway.

DESCRIPTION

Built, we understand, in the early 20th century, Raheen is a substantial and imposing residence offering plenty of space and a private plot amounting to $\frac{3}{4}$ of an acre. Having been unoccupied in recent times, the house is now in need of



A rare chance to acquire a substantial residence with outline planning consent in Tavistock's prime location





significant refurbishment throughout, although there is huge potential to restore the property to its former glory and to create a wonderful family home with much character and charm. Giving a further angle of interest and appeal, planning consent has been granted for the demolition of the current house and the construction of three new dwellings on the site. This opportunity will no doubt pique the interest of local and regional builders and developers who will surely be aware of the potential on offer with a site of this type and in this location.

In our opinion, it may also be possible for a prospective buyer to gain permission for variations on the current consent by submitting revised plans for perhaps a single new dwelling in one corner of the site, allowing the present house to be kept. This alternative may suit those looking to accommodate relations outside of the main house, or to those seeking to maximise the capital return on the site whilst still being able to enjoy all the benefits that the current dwelling has to offer. We would encourage interested parties to contact Stags to discuss any particular plans or proposals that they may have for the site.

ACCOMMODATION

Totalling some 3,480sq.ft, the extremely spacious and well-proportioned accommodation of Raheen is full of scope and potential. Entered on the ground floor via a canopied porch and entrance vestibule, the accommodation flows from a central reception hall to three principal reception rooms on the ground floor, as well as a wet room, the large kitchen, a utility room, a larder and garden store with WC off. An attractive, turning staircase leads to the open first floor landing, from where one presently has access to the bedrooms bathroom and a WC. A further internal staircase provides passage to the attic, where two further rooms can be found. At the rear of the house, accessed off the reception hall, can be found the double garage.

OUTSIDE

On the northern side of Down Road, the property is accessed through a gated entrance and across a sweeping drive which approaches the house from the west to arrive in front of the double garage. The house is situated fairly squarely within the centre of the site which is, we believe, one of the larger original plots remaining on the road at $\frac{3}{4}$ of an acre.

The gardens is divided into various lawned and lightly wooded areas, featuring an array of mature trees sited mainly along the southern and western boundaries, and to the rear of the plot.

SERVICES

Mains water, gas, electricity and drainage are all connected to the property. Please note that the Agents have not inspected or tested these services.

PLANNING

Outline planning consent was granted 13th December 2016 for the demolition of the existing building and the construction of three new dwellings with garages. Full copies of the relevant plans and information can be found through West Devon Borough Council's online planning portal (application number 2408/16/OPA). Alternatively, they can be inspected in the Agent's office in Tavistock by prior appointment.

VIEWINGS

Strictly by appointment with the vendor's Sole Agents, Stags.

DIRECTIONS

From Bedford Square in Tavistock's town centre, proceed southeast on the A386 and turn right at the roundabout into Whitchurch Road. Down Road will be found as the second turning on your left after a few hundred yards, whereupon the property will be found after short distance on the left-hand side of the road.



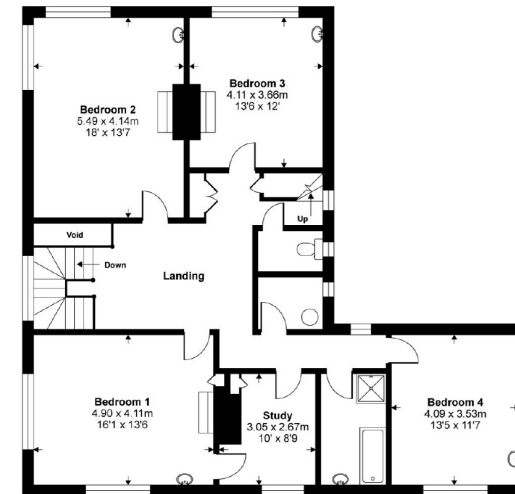
These particulars are a guide only and should not be relied upon for any purpose.



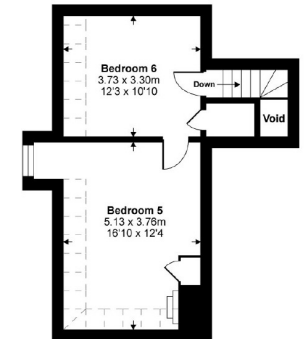
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Energy efficiency	Current	Band	Environmental impact	Current	Band
Very low	A		Very low	A	
Low	B		Low	B	
Medium	C		Medium	C	
High	D		High	D	
Very high	E		Very high	E	
Extremely high	F		Extremely high	F	
Extremely low	G		Extremely low	G	
22			17		
England & Wales			England & Wales		

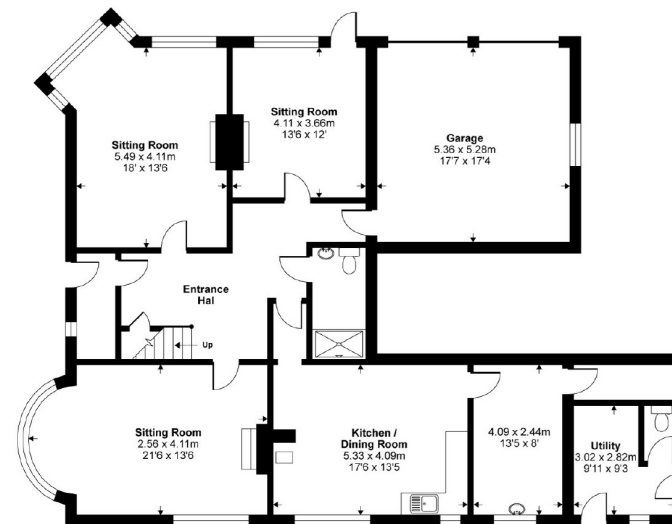
Approx. Gross Internal Floor Area
323.3 Sq Metres 3481 Sq Ft (Excludes Restricted Head Height & Void / Includes Garage)



First Floor

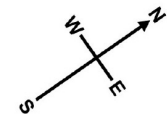


Second Floor



Ground Floor

Denotes restricted head height



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale