The Old Reservoir
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Bere Alston, PL20 7EE
Village Centre 1 Mile  Tavistock 6 miles  Plymouth City Centre 12 miles

- Cutting-edge Grand Design
- 4 En-suite Double Bedrooms
- Contemporary Kitchen
- Open-plan Living
- Separate Study/Bed 5
- Roof Garden
- Pool/Gym
- Double Integral Garage

Guide price £800,000

SITUATION
The property is located just outside of Bere Alston, a perennially popular village nestled in the picturesque countryside of rural West Devon. The village is well-served by local amenities and facilities, including a Co-op mini-market, and also benefits from a direct 25-minute rail service to Plymouth City Centre. Bere Alston forms the hub of an area known as the Bere Peninsula, created by the confluence of the rivers Tamar and Tavy, which itself falls within the Tamar Valley Area of Outstanding Natural Beauty (AONB). The verdant wooded banks of the Tamar Valley, along the Devon/Cornwall border, offer superb opportunities to discover the region’s rich heritage.

A few miles further to the east is the thriving market town of Tavistock, steeped 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 steaddles 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. Plymouth, some 15 miles to the south, offers extensive amenities with the added attraction, for sailing enthusiasts, of its coastal access and the Mayflower Marina. 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
This property represents the chance of a lifetime to purchase a cutting-edge, Grand Designs-style residence which was once an old South West Water reservoir and is now nearing completion as a magnificent family home. This unique dwelling will have excellent Eco-credentials and extend to over 5,700sq.ft, oozing the Wow Factor; the accommodation will include 4 en-suite double bedrooms; high-specification, contemporary kitchen and bathrooms; open-plan living space with a separate study/5th bedroom; space for a home gym, adjoining pool and changing/shower room; an integral double garage; a central courtyard of lawn and patio, and, a roof garden from which to enjoy the far reaching views over the neighbouring countryside towards the River Tamar.
Other notable features include the provision of an extensive level of glazing and skylights, natural lawned roof, eco-friendly private heating and drainage systems, and a central vacuum system with internal ducting network.

At this stage of the build, a prospective buyer would have the chance to choose some of their own internal finishes or have a say in the final internal design, subject to consultation with the developer.

**ACCOMMODATION**

The accommodation is illustrated on the floorplan overleaf and will be accessible through a glass canopy porch with double doors opening into the entrance hall. Alternatively, internal access will be provided directly from the integral double garage. Once inside, the accommodation, which will have a polished concrete floor and feature 19 skylights, is arranged around a central courtyard garden. The courtyard will comprise a mixture of lawn and patio, and will be enclosed by full-height glazed windows and doors to provide a significant amount of natural light to the living areas. The main hallway runs around the perimeter of the courtyard on both sides, meeting at the open-plan kitchen and living area which will also have full-height bi-fold doors running along most of the southwestern elevation, with a 6mx4m section of fixed glass to one end. The kitchen will have a comprehensive range of wall and base units manufactured by Boffi, with Gaggenau appliances, a sink unit with waste-disposal and a central island. A hidden door from the kitchen will lead up to the roof garden, from where one will be able to take in some far-reaching views across the Bere Peninsular, down the River Tamar to the Tamar Bridge at Plymouth. Adjacent to the living room will be a WC and a separate office/study room with potential for a variety of uses, including as a 5th bedroom or guest room. The 4 principal double bedrooms will all have modern bath or shower rooms en suite, with the master additionally benefiting from doors to a small decked garden area.

At the northern end of the accommodation will be one of the property's major attractions - a heated indoor pool with space for an adjoining gym, separated by a fully glazed partition. A further adjacent room will be finished as a shower/changing room for the gym and pool area, and will also house the systems for the pool. Finally, the property will come complete with a utility/laundry room and a plant room, with the latter set up to house the under-floor heating controls, central vacuum system and a heat recovery system.

**OUTSIDE**

The property is approached from the parish lane via a set of electric gates, where a gravel driveway with a turning area and parking for several vehicles will lead to the entrance and integral DOUBLE GARAGE (20'6 x 19'8). The plot and its external spaces are mainly enclosed by a range of hedging. The lawned roof gardens, as previously mentioned, will be accessible from the kitchen and offer an elevated vantage point from which to take in the surrounding views, whilst an area of decking will be provided outside of the kitchen and master bedroom, perfect for al-fresco dining due to its south-facing position. The courtyard garden will offer a central focal point and allow for clear sight lines across virtually the whole of the interior of the property.

**SERVICES**

Mains electricity and water will be connected. Underfloor heating will be provided throughout via an air source heat pump. A Clearfox Sewage Treatment Plant will provide private drainage. Please note that the agents have neither inspected nor tested these services.

**VIEWINGS**

Strictly by prior appointment with the vendors’ appointed agents, Stags.

**DIRECTIONS**

From Tavistock, proceed west out of the town on the A390, Callington Road. Roughly 1.5 miles outside of Tavistock, take the left fork adjacent to the Harvest Home guest house, signposted to Bere Alston, and follow the road to the next junction at Morwell, turning left onto the B3257. Take this road for approximately 3 miles and just before entering Bere Alston fork left, signposted to Bere Ferrers. The property will be found after a short distance on the right.
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Tel: 01822 612458
tavistock@stags.co.uk

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