

SALISBURYS

ESTATE AGENTS



Medlar Cottage, Culverhill, Sydenham Damerel, Tavistock, Devon, PL19 8QZ



SALISBURY'S

ESTATE AGENTS

£470,000 Freehold

A wonderful character cottage located in a rural hamlet within a few minutes drive of Tavistock. The cottage dates back to over 200 years and offers most attractive and versatile accommodation along with a modern extension providing annexe potential, ideal for lettings or extended family use. The cottage also benefits from a large two room basement with plumbing for a kitchen or bathroom and independent access. There is off road parking and plenty of space to create a garage to the rear of the garden with vehicular access from the lane. and large well stocked gardens. Double glazing and central heating. The bustling market town of Tavistock is located on the southwestern fringe of Dartmoor National Park offering many outdoor pursuits. The town offers a great range of facilities including a wonderful Pannier Market, an arts centre and an Olympic standard swimming pool. The city of Plymouth lies 15 miles away and provides easy rail access to London, Paddington and cross channel ferries to France and Northern Spain.







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KITCHEN/BREAKFAST ROOM

14' 2" x 13' 0" (4.32m x 3.96m)

A stable door provides access to the rustic kitchen. Original slate floor and Pvcu double glazed windows to the front and side. China butler sink with cupboards below, solid granite work surface and drainer. Falcon 'Denominator' stainless steel range cooker with six burner gas hob and large oven and grill. Space for fridge/freezer. Double radiator.

LOBBY

Cloaks hanging space and storage cupboard. Stairs down to the basement and Pvcu window to the front. Door to cloakroom housing a low level WC and wall hung wash basin, extractor fan.

BASEMENT

20' 2" x 13' 0 max including stairwell" (6.15m x 3.96m)

French doors to the side. Double radiator and Grant floor standing oil fired boiler. Site of electricity consumer unit. Double radiator. Plumbing with potential for shower/kitchen area. Plumbing for washing machine.

RECEPTION HALL

13' 10" x 11' 3" (4.22m x 3.43m)

A bright room with a high vaulted ceiling and stairs leading to the galleried landing. Slate floor. Telephone point and wall light point.

DINING ROOM

14' 2" x 12' 4 Overall" (4.32m x 3.76m)

Feature fireplace housing a cast iron log effect burner with 'log store' to one side and display shelving to the other. Pvcu double glazed casement window to the side with window seat. Exposed beams and double radiator. Television point.

FIRST FLOOR LANDING

A return timber staircase leads up to a galleried area and off to the bedrooms.

BEDROOM ONE

14' 5" x 11' 5 minimum" (4.39m x 3.48m)

Feature Pvcu window to the front with views across the surrounding countryside. Range of built-in wardrobes. Access to insulated loft space via extending ladder. Television and telephone points. Double radiator. Pvcu door to balcony measuring 13'6" x 5'10" with views across the garden and fields.

ENSUITE

12' 3" x 7' 0" (3.73m x 2.13m)

Free standing enamel roll top bath with 'telephone' style shower mixer. Pedestal wash basin and low level WC. Double radiator and Pvcu window to the front. Recess with storage for towels etc; Panelling to dado height.

BEDROOM TWO

14' 10" x 11' 10" (4.52m x 3.61m)

Pvcu window to the side. Double radiator. Telephone and television points. Vaulted ceiling with beams. Exposed wooden flooring. Door to;

ENSUITE SHOWER ROOM

Tiled shower enclosure housing a Mira Sport shower, sliding doors. Wall hung wash basin and low level WC. Extractor fan.

ANNEXE

The annexe is accessed via the reception hall or independently through the French doors from the patio.

LOUNGE

21' 0" x 13' 6 into stairwell" (6.4m x 4.11m)

Two Pvcu windows to the front with fitted venetian blinds. Pvcu double glazed patio doors to the garden. Double radiator. Telephone and television points. Under stairs cupboard.

KITCHEN AREA

9' 4" x 5' 0" (2.84m x 1.52m)

Fitted with a range of wall and base units with tiled splash backs and contrasting work surfaces. Stainless steel four ring electric cooker. Concealed extractor fan. Space for fridge and plumbing for washing machine. Single drainer stainless steel sink unit. Recessed lighting.

CLOAKROOM

Wall hung wash basin. low level WC. Cloaks hanging space and Pvcu window to the rear.

MASTER BEDROOM

15' 5" x 13' 6 maximum" (4.7m x 4.11m)

A lovely bright room with a Pvcu window to the rear and one to the front with views across the countryside. Two built-in storage cupboards, one of which houses a lagged tank and immersion. Electricity consumer unit. Shelving and light. Built-in wardrobe with hanging rail. Pvcu door to the BALCONY 12'4" x 4'10" with views across the garden.

ENSUITE

Tiled shower enclosure housing a Gainsborough 'Stanza' shower. Pivot glass door. Pedestal wash basin and low level WC. Wall hung heater, velux window and extractor fan.

OUTSIDE

The cottage is accessed via steps at the front through a gate and a rustic arch along a path that leads through the garden to a second gate to the entrance. There is a courtyard immediately to the front with an attractive raised bed to one corner. Steps formed from railway sleepers lead up to a good sized lawn which is fully screened from the lane with dense hedging and mature trees. The garden is softly landscaped with seating areas and mown pathways, there are several varieties of fruit trees including Medlars, hence the name of the cottage. To one corner there is a timber summer house. A further gate provides access to another area of land which could have a number of uses, but ideally would be a good spot for the erection of a garage (subject to necessary permission). There is a wide five bar gate that gives way to a vehicular access at the rear. The garden is fully enclosed and 'dog proof', to keep them either in or out!

There is a fenced off area of garden with a timber shed ideal for growing vegetables or keeping chickens. Off road parking for two vehicles.

SERVICES

Mains water and electricity. Oil fired central heating. Private drainage by way of septic tank. Liquid propane gas for cooker and log burner.

COUNCIL TAX BAND

Currently band 'D'.

DIRECTIONS

From Tavistock take the B3362 Launceston road and by-pass the village of Lamerton. Upon reaching the crossroads turn left, just before Carrs Garage. Take the next right, signposted to Horsebridge and Sydenham Damerel and continue for about three quarters of a mile. Medlar Cottage will be found on the right as indicated by our For Sale board.

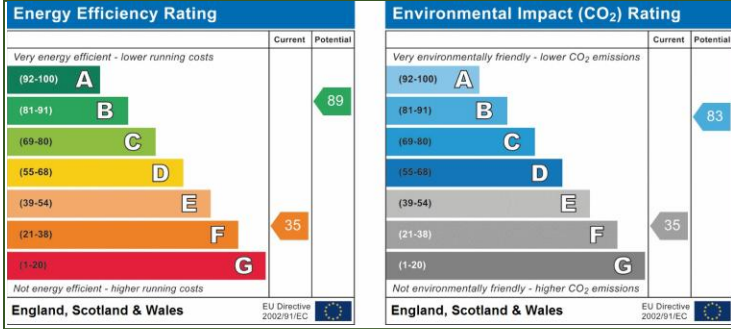
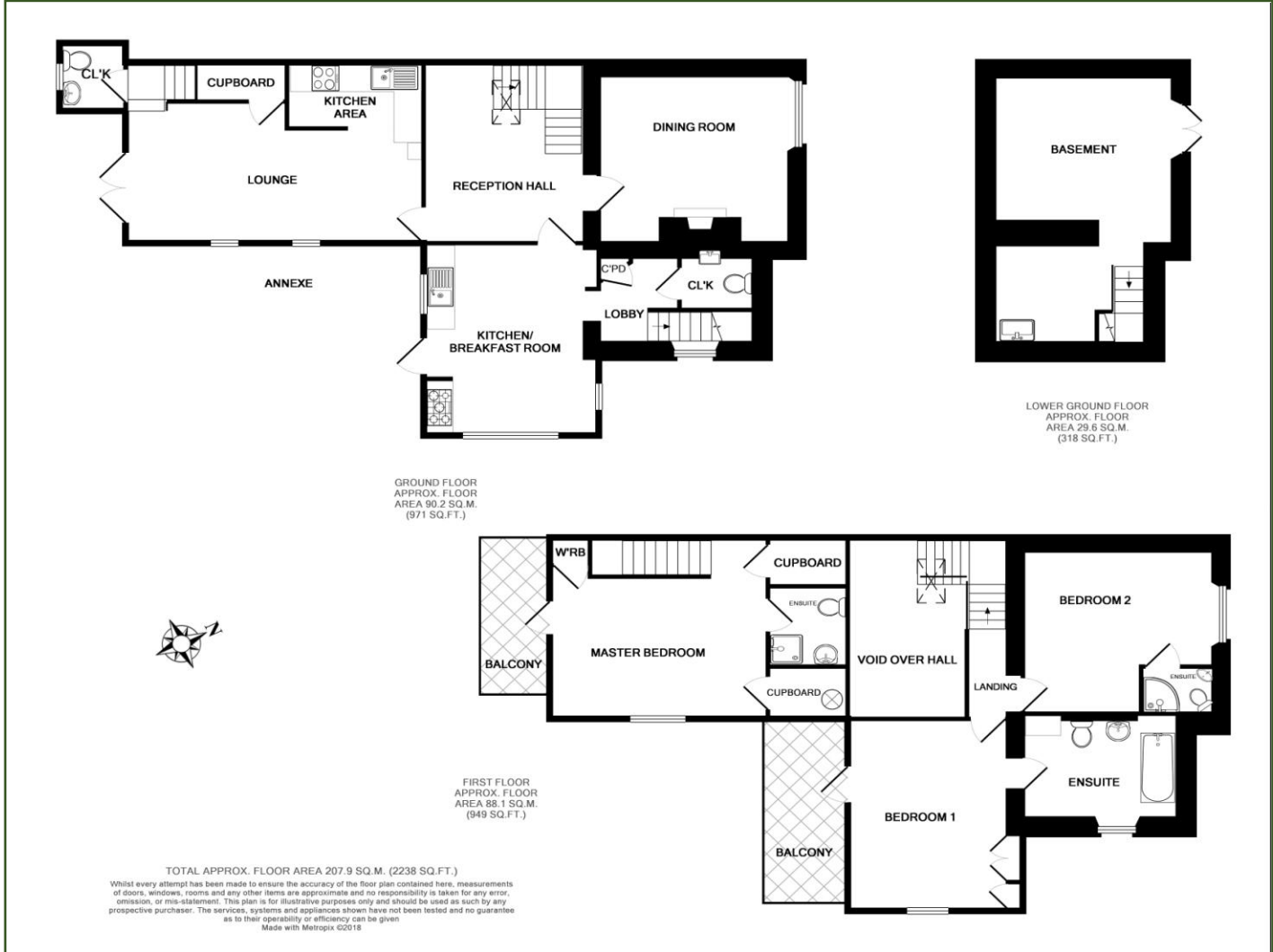
VIEWING

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