



mansbridgebalment

CASEYTOWN

Guide £625,000





VENN

Caseytown, Whitchurch, Tavistock PL19 9LE

*Substantial detached family home
in a delightful rural location within Dartmoor National Park*

Four Bedrooms - Master Ensuite

25ft Farmhouse Kitchen with Lounge Area

Three Reception Rooms

Extensive Grounds of Approximately Two Acres

Outbuildings. Far-Reaching Views

Guide £625,000



**Bedford Court
14 Plymouth Road
Tavistock
PL19 8AY**

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SITUATION AND DESCRIPTION

Located in a delightful rural but not isolated position in the Dartmoor National Park, on the edge of Whitchurch Down, yet within easy reach of Tavistock town centre and all the amenities therein.

Tavistock is a thriving market town adjoining the western edge of the Dartmoor National Park and was in 2004 voted the winner of a nationwide survey undertaken by the Council for the Protection of Rural England involving 120 other market towns. Among the assets taken into consideration were history, architecture, community spirit, planning sensitivity, recreational facilities and individuality of shops and businesses. Additional facilities include a hospital, a bustling Pannier Market and a full range of schools both State and Private. Indeed Tavistock can claim to have everything adding up to a quality of life which would be hard to rival. Plymouth is only 15 miles away with fast Inter City rail links to London, Bristol and the North. There are also ferry services to Roscoff, Brittany and Santander, Northern Spain.

A substantial detached family home, traditionally constructed of rendered stone elevations beneath a pitched tiled roof, with accommodation arranged over two floors, the principal rooms taking full advantage of the far-ranging views.

The property benefits from oil fired central heating and double glazing.

Standing in its own extensive grounds and gardens totalling approximately two acres, including formal gardens, wooded copse and wildflower meadow. There is ample parking for several vehicles, additional hardstanding and a useful range of outbuildings.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves. The accommodation, together with approximate room sizes, is as follows:

ENTRANCE DOOR

Half glazed timber entrance door to:

SUN ROOM

16' x 6' (4.88m x 1.83m)

Enjoying a sunny aspect with vaulted ceiling; wall light point; radiator; practical laminated flooring; windows to front and side with rural views. Half glazed internal door to:

RECEPTION HALL

Staircase with carved newell post to first floor; useful understairs storage cupboard; two radiators. Doors to:

SITTING ROOM

14' x 12' 2" (4.27m x 3.71m)

Fireplace in wooden surround; three wall light points; radiator; French doors to sun room. At present there is a home lift installed in the corner of this room to facilitate access to the first floor. These devices are easily removed, if not required.

DRAWING ROOM

12' 8" x 12' 6" (3.86m x 3.81m)

Radiator; dual aspect windows to side and rear.





FARMHOUSE KITCHEN:

25' 4" x 13' 9" (7.72m x 4.19m)

This large inviting room is undoubtedly the heart of this home and has been arranged in two distinct areas, as follows:

KITCHEN/DINING AREA

Fitted with a modern range of wall and base units with light beech frontages and roll edge worksurfaces over, incorporating a stainless steel one and a half bowl single drainer sink unit with mixer tap over; generous decorative ceramic wall tiling; space and provision for electric cooker with stainless steel extractor canopy over; integral dishwasher; space for tall fridge/freezer; further space for a Welsh dresser or similar; plinth heater; ample space for family sized dining table and chairs; slate flagged floor; windows to side and rear overlooking the garden.

LOUNGE AREA

A convivial space for sofas and chairs with electric real flame effect stove in red enamel set in a painted fire surround with tiled inserts and hearth; radiator; window to front.

BOOT ROOM

10' 8" narrowing to 6' 7" x 5' 6" (3.25m narrowing to 2.01m x 1.68m)

Plumbing for automatic washing machine; space for tumble dryer; Belfast sink with mixer tap over; floorstanding oil fired central heating boiler; window to rear. Door to outside and garden. Door to:

WC

Low flush WC.

FIRST FLOOR:

HALF LANDING

Half glazed door to:

BATHROOM

Fitted with a white suite comprising panelled bath with mixer shower over, low flush WC, pedestal wash handbasin; heated towel rail; ceramic wall tiling; tiled floor; window to rear.

MAIN LANDING

Access to roof space. Doors to:

MASTER BEDROOM

18' x 12' 6" (5.49m x 3.81m)

Cast iron fireplace; two radiators; two windows to side; window to front with far-ranging westerly views. Door to:

ENSUITE

Arranged as a wet room with shower enclosure with mains shower over; low flush WC; wash handbasin; vanity unit with mirror above and cupboards below; heated towel rail; wall mounted electric bar heater; radiator; window to rear.

BEDROOM TWO

12' x 11' 3" (3.66m x 3.43m) (Plus door recess)

Cast iron fireplace; radiator; window to front with far-ranging views.

BEDROOM THREE

14' x 12' 10" (4.27m x 3.91m)

Two radiators; window to rear overlooking the garden.



BEDROOM FOUR

8' 7" x 8' 1" (2.62m x 2.46m)

Loft hatch; radiator; window to front with far-ranging westerly views.



OUTSIDE:

The property is approached by a long driveway, shared with just one neighbour, which leads in turn to the private parking area adjacent to the house, sufficient to park and turn several vehicles. To the left hand side of the drive, there is a well established wooded copse with specimen trees and shrubs, with a lovely wildflower meadow, bordered by a slow running stream providing an attractive habitat for local wildlife.

A formal garden lies to the rear of the house and is private and sheltered with a large gently sloping lawn edged with flowering borders, plants, trees and shrubs, designed to provide an array of seasonal colour. There is an ornamental pond. The garden is enclosed by traditional Devon banking and there are pleasant views over the surrounding fields.

OUTBUILDINGS:

Beyond the parking area, there is a courtyard of buildings and an additional hardstanding suitable for boat or trailer. The buildings include:

GARDEN STORE

10' 6" x 9' 3" (3.2m x 2.82m)

Solidly built in stone and large enough to accommodate garden machinery; light; window to side.

BARN

24' 3" x 12' 2" (7.39m x 3.71m)

Currently used as a workshop but would suit a variety of uses; power and light supply. Internal ladder access to:

HAYLOFT

24' 3" x 12' 2" (7.39m x 3.71m) (Partially reduced head height)

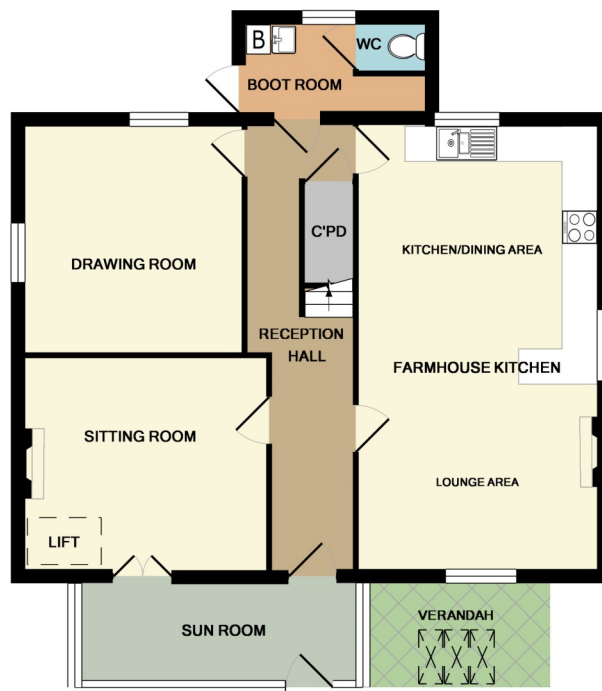
Providing additional workspace or dry storage, as required.

CART SHED

25' 6" x 14' 2" (7.77m x 4.32m)

A lean-to, open fronted shed for the covered storage of vehicles or machinery; light.





GROUND FLOOR
APPROX. FLOOR
AREA 93.2 SQ.M.
(1003 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 83.8 SQ.M.
(902 SQ.FT.)

TOTAL APPROX. FLOOR AREA 177.0 SQ.M. (1905 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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SERVICES

Mains electricity, mains water, private drainage, oil fired hot water and central heating. A cold water stand pipe is located by the back gate.

AGENT'S NOTES

We understand from our clients that the private drive leading to the house is wholly owned by our clients who manage the boundary hedge although the cost of maintenance of the tarmac surface has in the past been shared with a neighbouring property.

In addition, purchasers should note that a public footpath crosses the drive, near to the cattle grid.

The house owners have access across a corner of the neighbour's field into a private green lane (owned by next door) with direct access to Whitchurch Down.

OUTGOINGS

We understand this property is in band 'G' for Council Tax purposes.

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

From Tavistock's Bedford Square, proceed over Abbey Bridge, turning right at the roundabout into Whitchurch Road. Take the second turning on the left into Down Road and proceed up the hill to the Golf Club. Pass the Golf Club on the left hand side and continue on the same road across the golf course and on to Whitchurch Down. At Five Ways crossroads, proceed straight ahead, signposted Casestown. Proceed for another quarter of a mile where the entrance to the property will be found on the left hand side.

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** PL19, PL20, EX20*

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