



mansbridgebalment

TAVISTOCK

£659,950



ARANDOR

Violet Lane, Tavistock PL19 9JD

*Impressive detached home on the outskirts of town,
with 1.2 acre paddock and enjoying superb views*

Five Bedrooms (Two Ensuite)

Three Reception Rooms & Study

Conservatory with French Doors to Seating Area

Mature Gardens with Outbuildings

Two Garages

Stable Block & Field Shelter

£659,950



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

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SITUATION AND DESCRIPTION

Occupying a generous plot within its own formal gardens with an additional 1.2 acre paddock, the property makes the most of its commanding position with superb far-ranging views towards the picturesque grounds of Mount Kelly and to Dartmoor beyond.

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.

This impressive detached family home affords spacious and versatile accommodation arranged over two floors, designed so the principal rooms can take full advantage of the super views. The well proportioned rooms make for a very comfortable family home but the size of the house also makes it suitable for use as a small guest house or bed & breakfast, which would provide useful additional income.

The large grounds and gardens are a particularly attractive feature and include a well tended kitchen garden plus a separate paddock of approximately 1.2 acres. A long driveway leads to a parking and turning area and the garages. In our opinion, viewing is essential to appreciate the size and quality of accommodation on offer.

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

PVCu entrance door with patterned glass insert.

ENTRANCE HALL

Welcome mat; stairs off to first floor; useful understairs storage cupboard; two radiators. Doors to:

SITTING ROOM

17' 6" x 12' 7" (5.33m x 3.84m)

Wall mounted electric fire; coved and textured ceiling; radiator; wood-effect flooring; box bay window to front with views.

DINING ROOM

13' x 10' 8" (3.96m x 3.25m)

Textured ceiling; connecting door to kitchen. Open plan access to:

CONSERVATORY

11' 8" x 10' (3.56m x 3.05m)

Of PVCu construction on a solid masonry base with open fanlights with stained glass motifs; corrotherm roof; French doors to outside with decked seating area.





BREAKFAST ROOM/KITCHEN

18' 6" x 9' 10" (5.64m x 3m)

Fully fitted with a modern range of wall and base units with high gloss frontages and square edged worksurfaces over, incorporating a stainless steel one and a half bowl single drainer sink unit with mixer tap over; ceramic wall tiling; Neff appliances including a single oven and four ring induction hob with stainless steel extractor canopy over and matching splashback; plumbing for dishwasher; integral fridge; integral freezer; under-pelmet lighting; ample space for dining table and chairs; radiator; dual aspect windows to side and rear.

DAY ROOM

13' 4" x 9' (4.06m x 2.74m)

Radiator; French doors to outside and the garden.

UTILITY ROOM

11' 2" narrowing to 6' 5" x 11' 3" (3.4m narrowing to 1.96m x 3.43m)

Of PVCu construction with a glazed roof; fitted base storage units with square edge worksurfaces over, incorporating a stainless steel single drainer sink unit with mixer tap over; plumbing for automatic washing machine; radiator; practical tiled floor; wall mounted spotlighting; half glazed PVCu door to outside. Internal door to:

CLOAKROOM

Low flush WC; wash handbasin.

FIRST FLOOR:

LANDING

Access to roof space; light tube; radiator; window above the half landing to rear. Doors to:

FAMILY BATHROOM

Half tiled with a white suite comprising low flush WC, pedestal wash handbasin, bidet, panelled bath with chrome mixer taps and separate handspray; heated towel rail; access to roof space; opaque window to rear.

MASTER BEDROOM SUITE

12' 10" x 10' 6" (3.91m x 3.2m)

Picture rail; radiator; window to front with views. Door to:

ENSUITE

Half tiled with white suite comprising low flush WC, pedestal wash handbasin, double width shower cubicle with mains shower over; built-in airing cupboard with hot water cylinder and slatted linen shelving; radiator; spotlighting; opaque window to rear.

STUDY/BEDROOM

6' 3" x 6' (1.91m x 1.83m)

Window to front with views.

BEDROOM TWO

12' 6" x 9' 7" (3.81m x 2.92m)

Radiator; window to front with views.

BEDROOM THREE

12' 7" x 9' 5" (3.84m x 2.87m) maximum

Radiator; window to front with views.

BEDROOM FOUR

10' 4" x 9' 5" (3.15m x 2.87m) maximum

Radiator; window to rear. Door to:

ENSUITE

Low flush WC; wash handbasin; shower cubicle with Mira mains shower over; chrome heated towel rail; opaque window to rear.

BEDROOM FIVE

12' 9" x 8' 7" (3.89m x 2.62m)

Radiator; window to rear.





OUTSIDE:

The property is approached from a quiet parish lane via a long private driveway which leads in turn to a parking and turning area suitable for several vehicles which also provides access to the two garages:

INTEGRAL GARAGE

22' x 14' 2" (6.71m x 4.32m)

Larger than average with an electric remote-controlled roller door; power and light supply; window to rear; internal courtesy door to Day Room; half glazed PVCu door with covered porch to outside.

DETACHED GARAGE

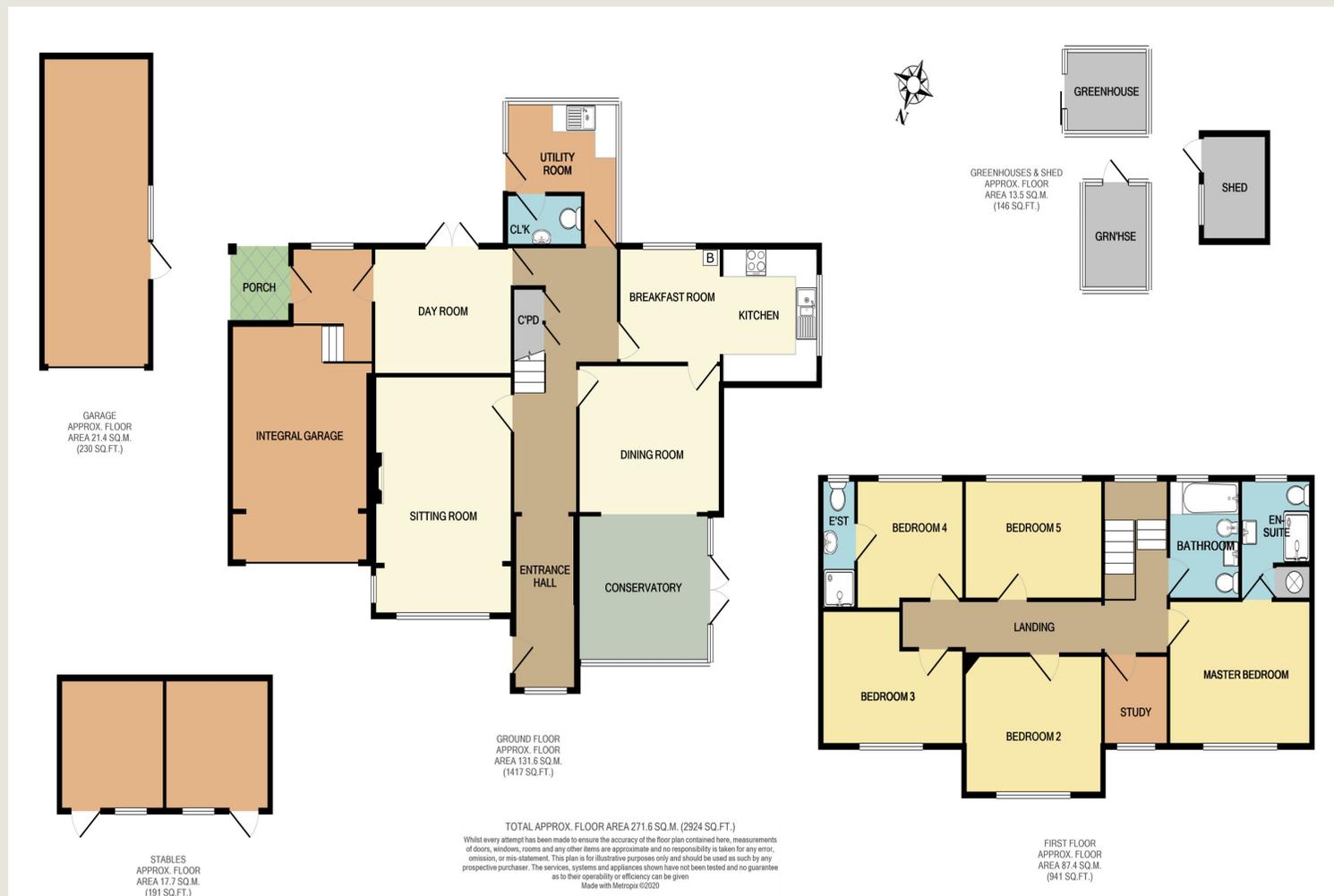
21' 10" x 10' (6.65m x 3.05m)

A concrete sectional garage with corrugated roof; up and over door; window to side.

The house stands in its own formal garden with lawned areas edged with well stocked beds and borders, mature plants, trees and shrubs designed to provide an attractive array of seasonal colour. On the westerly side, located off the conservatory, there is a raised decked seating area which enjoys the afternoon and evening sun and is perfect for outdoor eating and entertaining. There are two additional sheltered seating areas to the rear. Beyond the formal garden is the productive kitchen garden which is arranged in well tended raised beds with many well established fruit trees, including cooking and eating apples and pears. There are two aluminium framed greenhouses and a timber storage shed.

Below here is the paddock, which totals approximately 1.2 acres and includes a purpose-built detached stable block arranged in two equal stalls of 10' x 10' and a separate corrugated field shelter. The paddock is curtailed from all sides by a mix of post and wire fencing, hedging and Devon banking and is suitable for the keeping of horses, other livestock or for the simple enjoyment of having a large open space. There is a useful field gate to the road below providing independent vehicular access.





SERVICES

Mains electricity, mains gas, mains water and private drainage.

OUTGOINGS

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

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

From Tavistock's Bedford Square, proceed over Abbey Bridge, turning left at the roundabout into Dolvin Road. Go straight ahead at the mini-roundabout before bearing right at the feeder lane into Mount Tavy Road, heading towards Princetown. Take the second turning on the right into Violet Lane and the entrance to the property will be found after a short distance on the right hand side, clearly identified by a Mansbridge Balment 'For Sale' board.

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* *PL19, PL20, EX20*

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