





Sycamore Cottage, 13 The Square, Bere Alston, PL20 7BH

SITUATION AND DESCRIPTION

A delightful cottage built 1841 with off road parking which is located in a tranquil position backing onto fields in an area of outstanding natural beauty. The property has views from the front garden across the edge of the village and part of the Tamar Valley countryside. The home form part of a small mews of historical cottages which is away from any main roads making this ideal for those who enjoy peace and quiet. The property has been improved by the current owners in recent years with new attractive double glazed windows fitted in 2020 and further walls insulated in the sitting room area, porch and loft space. There is no mains gas to the property but modern electric heaters have been installed. There is also a wood burning stove which warms the cottage in the winter months and was last swept in March 2021 along with a modern hot water tank with immersion. The outside of the cottage benefits from being the end terrace so there is a private front garden with planted areas and lawn plus a private side and again rear courtyard which also has a covered area and several very useful block built stores for logs and garden equipment. The rear courtyard is a rear sun trap and isn't overlooked but backs into a raised field boundary. The off road parking area is yards from the front elevation and offers space for a couple of vehicles. The interior of the home is well presented and comprises porch, open plan living/dining/kitchen with wooden staircase to the 1st floor where there is a landing with airing/linen cupboard, single bedroom, double bedroom and a bathroom with an electrical shower over the bath. This Devonshire village has been labelled a world heritage site which also has a local railway station which is part of the Tamar Valley Line connecting to the waterside village of Bere Ferrers and Calstock plus Plymouth City in around 20 mins. There are also several shops including a post office stores with local bakery, two small supermarkets, butchers, hairdressers, café/restaurant, takeaway, pharmacy, doctors surgery, primary school and bus services. The village is 15 minutes by car from both Tavistock and Yelverton and approximately one hour from Exeter. The surrounding fields of the village are peppered with public footpaths with beautiful walks and views of the Tamar River and surrounding countryside.

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 PORCH

LIVING ROOM

13' 8" x 11' 3" (4.17m x 3.43m)

KITCHEN

10' 9" x 8' 5" (3.28m x 2.57m)

FIRST FLOOR

BEDROOM ONE

14' 0" x 8' 3" (4.27m x 2.51m)

BEDROOM TWO

9' 7" x 6' 2" (2.92m x 1.88m)

BATHROOM





SERVICES

Mains water, mains electricity, mains drainage.

OUTGOINGS

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

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

From our Bere Alston office turn down into Cornwall Street which is next to the post office stores. Follow this road down the hill to the very bottom turning sharp left and then right. The cottage is located on the left in an area called The Square and is positioned in the far corner.

BETTER **COVERAGE**, WIDER **CHOICE**

MORE LOCAL OFFICES than any other Estate Agent in our **AREA** *



19 FORE STREET • BERE ALSTON • DEVON • PL20 7AA
Tel: 01822 840606
E: berealston@mansbridgebalment.co.uk



TAVISTOCK • YELVERTON • BERE PENINSULA
OKEHAMPTON • LONDON MAYFAIR

Mansbridge Balment for themselves and for the sellers/landlords of this property whose agents they are give notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Mansbridge Balment has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

* PL19, PL20, EX20