



Bluebells







# Bluebells

Chillaton, Devon, PL16 0HR

Dartmoor National Park (Black Down Common) 4 miles • Tavistock 6 miles • Launceston 8 miles • Okehampton 14 miles • Exeter 37 miles

Available with no onward chain, a privately situated, extremely pretty and versatile woodland smallholding of 14.57 acres, comprising a 3-bedroom house, wonderful bluebell woods, paddocks, outbuildings and stabling.

- Beautiful Wooded Smallholding, 14.57 Acres
- Incredible Peace, Privacy and Shelter
- Paddocks, Shelter and Stabling/Workshop
- Pretty Verdant Outlook on all Sides
- Freehold
- Modern 3-bedroom Reverse-level House
- Sizable Terraced Garden and Bluebell Woods
- Long, Sweeping Driveway, Extensive Parking
- No Onward Chain
- Council Tax band: E

Guide Price £650,000

## Stags Tavistock

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### SITAUION

This appealing property occupies a large part-wooded site outside of the village of Chillaton, amounting to some 14.57 acres in all and offering exceptional peace, privacy and shelter. Various woodland walks and trails exist in close proximity to the property, including Lee Wood and Lee Downs, Lew Wood, Lydford Forest and Lydford Gorge, in addition to the wide expanse of Dartmoor National Park, 4 miles to the east. The area is well-known for its quiet and unspoilt nature, and is within easy reach of all three of the nearby towns of Tavistock, Launceston and Okehampton, at 6, 8 and 14 miles away respectively.

Tavistock is a thriving market town in West Devon offering a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. At Launceston, there are doctors, dentists and veterinary surgeries, 24-hour supermarkets and a fully equipped leisure centre. At Okehampton, there is access to the A30 and a train connection to Exeter. Plymouth is 20 miles to the south, and Exeter lies 35 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

### DESCRIPTION

This unique and hugely interesting contemporary home was built by our clients and completed in 2010, and is now being offered to the market for the very first time with no onward chain. The house itself is bright and versatile, offering 3-bedroom, reverse-level accommodation which is surrounded by its own gardens and grounds, and therefore enjoys a picturesque outlook in every direction and some far-reaching countryside views. These breathtaking grounds amount to some 14.57 acres and comprise extensive bluebell woodland, terraced lawn, meadow and pasture paddocks, offering fantastic appeal for those with an interest in wildlife and the natural environment. Additionally, there are two valuable outbuildings, including a garage/workshop which was originally built as, and could easily be reverted to stabling, therefore offering superb appeal for those with equestrian interests or seeking to keep domestic livestock.

### ACCOMMODATION

The house adopts a reverse-level layout to maximise natural light within the reception space and provide direct access from the kitchen/dining room to the gardens.

Access is gained on the ground floor into a utility/boot room with built-in storage, from where a central hallway leads to the three bedrooms. The sizeable, dual-aspect master bedroom has fitted wardrobes and a well-appointed en-suite shower room featuring a double-length shower enclosure. The second and third bedrooms both have fitted wardrobes, and one also enjoys a dual aspect and countryside views. The family bathroom is fitted with a traditional three-piece suite.





On the first floor is the substantial sitting room, benefitting from a triple aspect with views over the grounds and surrounding countryside. An opening leads into the adjoining kitchen/dining room, which is also triple-aspect and has patio doors from the dining area opening onto an enclosed decked terrace leading to the gardens and bluebell woodland. The kitchen is fitted with an extensive range of cupboards and cabinets beneath roll-top work surfaces, incorporating a 1½-bowl ceramic sink and drainer, matching central island and breakfast bar, Smeg range cooker with double ovens, five LPG burners and extractor over, upright American-style fridge-freezer and BEKO integrated dishwasher. Finally, there is a dedicated study enjoying picturesque views, and an adjacent cloakroom.

#### OUTSIDE

The house sits centrally amongst 14.5 acres of hugely picturesque gardens and grounds, which encompass extensive natural bluebell woodlands, from which the property derives its name, terraced gardens, and pasture and wildflower paddocks, all providing extensive peace, privacy and shelter, and also acting as a real haven for wildlife of all kinds. Around the grounds are a corrugated tractor shed, a tool store and a field shelter serving the paddock. There is also a sizable workshop building, formerly a stable, on a concrete base, which could be used for equestrian purposes but otherwise provides storage and garaging at present, all with power and lighting connected. The house is approached over a very long sweeping driveway, which works up through the fields and bluebell woods, and there is extensive parking in a number of locations around the site, which would easily accommodate a dozen or more cars, or any number of larger vehicles and machinery.

#### SERVICES

Mains water and electricity (three-phase). Oil-fired central heating, LPG for cooking. Private drainage via a septic tank. Superfast Broadband is available. Variable mobile voice/data services are available through all four major network providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

#### AGENT'S NOTES

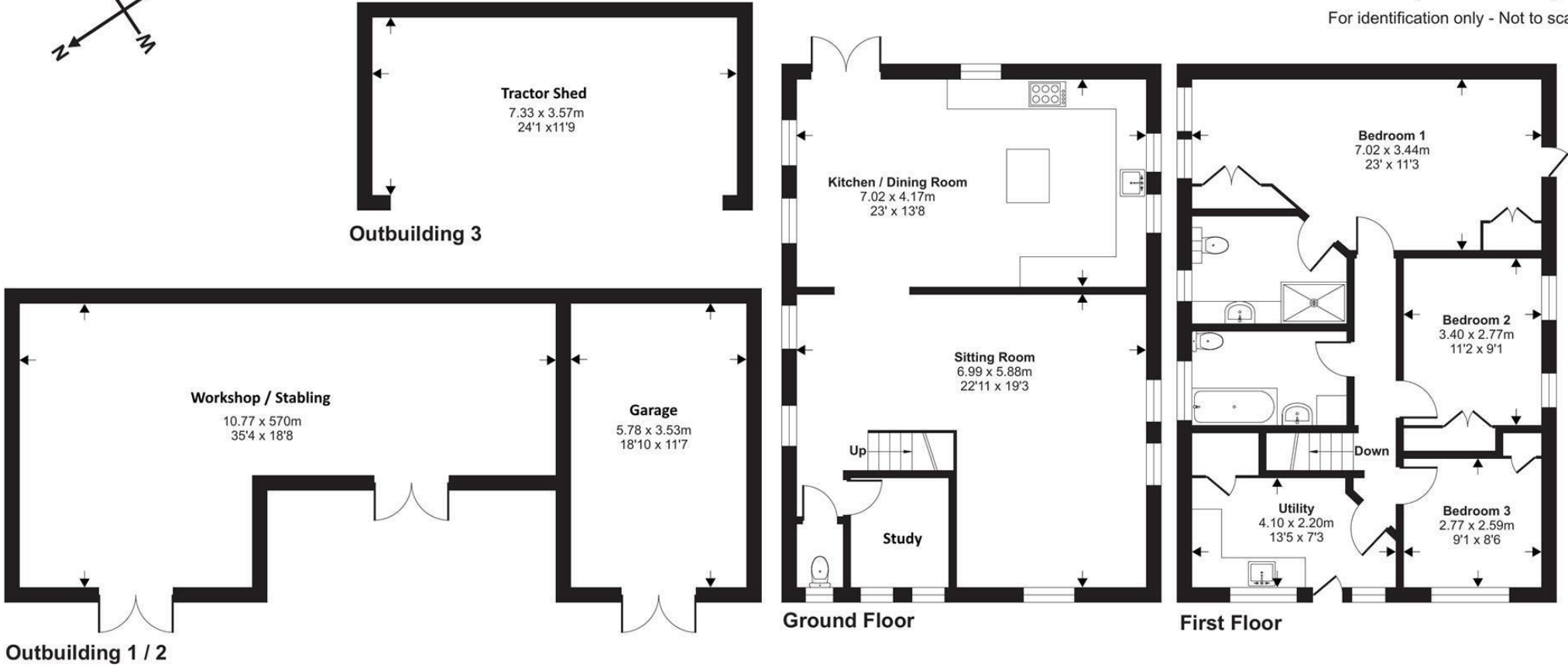
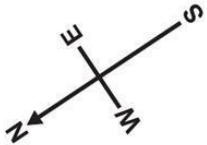
1. The property does not benefit from any planning consent but does have a Certificate of Lawful Use as a dwelling.
2. We understand that the property does not hold a building regulations completion certificate, and, therefore, traditional mortgages are unlikely to be available. Prospective purchasers requiring a mortgage should make their own enquiries as to the availability of lending, based on their own financial circumstances.
3. The property is situated adjacent to a disused quarry, please see location plan. Please contact the agents for further details.

#### VIEWINGS AND DIRECTIONS

Viewings are strictly by appointment with the vendor's sole agents, Stags. The What3words reference is [///something.nest.nerd](https://www.what3words.com/#!/en/3w://something.nest.nerd). Viewers are advised to approach the property from the north, for ease of turning into the driveway. For detailed directions, please contact the office.

Approximate Area = 1542 sq ft / 143.2 sq m  
 Outbuildings = 1012 sq ft / 94 sq m  
 Total = 2554 sq ft / 237.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'ichecom 2026. Produced for Stags. REF: 1459227



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	



