

The Ticketing Hall

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Tavistock, Devon, PL19 0JQ

Town Centre 300 yards (on foot) • Dartmoor National Park 1.3 miles • Plymouth 15 miles • Exeter 40 miles. • The

A quite remarkable, exquisitely finished railway station conversion in the very heart of Tavistock, brimming with character and history, and complete with a private courtyard garden and ample parking.

- A Fascinating Conversion
- 2 Bedrooms, 2 Bathrooms
- Extensive Original Detailing
- Parking for 3 Vehicles
- Freehold
- Local Historical Interest
- Wonderfully Finished
- Generous Private Courtyard
- Town Centre Location
- Council Tax Band: B

Guide Price £335,000

SITUATION

This charming cottage of historical note forms part of the old Tavistock Railway Station, in the very heart of the town. Being within a gated complex set back from the public road, the property benefits from a very good degree of privacy yet is within only a few hundred yards of the town's high street, and the full range of local amenities and facilities. Additionally, its elevated position allows for some quite spectacular views across Tavistock towards Dartmoor and the surrounding countryside.

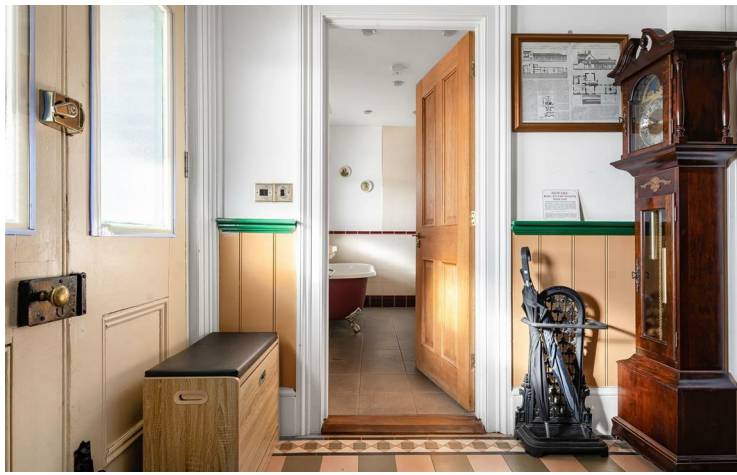
Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmers' markets are held. Plymouth, 15 miles to the south, Exeter, 40 miles to the northeast, offers rail and motorway connections across the UK, as well as an international airport.

DESCRIPTION

A notable local landmark, Tavistock North Railway Station was opened in 1890 and remained in operation for almost 80 years.







Built of local granite, with brickwork detailing, a slate roof, and part-stained glass sash windows, this striking Grade II Listed building was restored and converted in 2007 into four unique dwellings, including The Ticketing Hall, which today stand out as some of the most interesting and attractive period homes in the town. Many of the original features have remained intact, giving the property a wonderfully characterful aesthetic both inside and out. Internally, the standard and style of the finish is truly exceptional; externally, the cottage is complete with a large, enclosed courtyard perfect for relaxing or dining alfresco - formerly a part of the station's platform - and ample off-road parking space.

ACCOMMODATION

The beautifully appointed accommodation is tastefully decorated and immaculately presented throughout, with character and appeal in every room. The property is accessed beneath the substantial, original canopied entrance way into a tiled and part-panelled foyer, from where the accommodation can be summarised as follows: a characterful sitting room featuring a cast iron fireplace, vaulted ceiling and exposed roof timbers, and stairs to the galleried first floor landing; the kitchen, which is equipped with a very pretty range of cabinets and cupboards beneath solid timber work surfaces, a separate full-height pantry-style cupboard, 4-ring electric hob, oven, Belfast sink, built-in fridge, separate freezer and dishwasher; a stylish ground-floor bathroom with both a claw-foot bath and open shower, and; two first-floor bedrooms, both featuring part-exposed A-frames and Velux roof windows, and one with an en-suite shower room.

OUTSIDE

The station building is enclosed within an electric gated entrance, behind which there is a dedicated off-road parking area for up to 3 vehicles and a communal lawn. From the front garden, a private pathway provides extremely convenient, direct access on foot to the town centre. At the rear of the property is an enclosed and covered, full-width courtyard, originally a part of the station's platform, which now contains a timber summerhouse/home office and a tool shed.

SERVICES

All mains-supplied services. Gas-fired central heating throughout. EV charging point. Superfast broadband is available. There are mobile voice/data services 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

Part of the enclosed entrance driveway (excluding the private parking spaces), plus the front lawn and pathway to the town centre, is in communal ownership between this property and its two direct neighbours. Small, shared charges for maintenance apply. There is a right-of-way over the yard for two further properties. The cost of the electric gates and external lighting is split five ways (approx. £30 per year each).



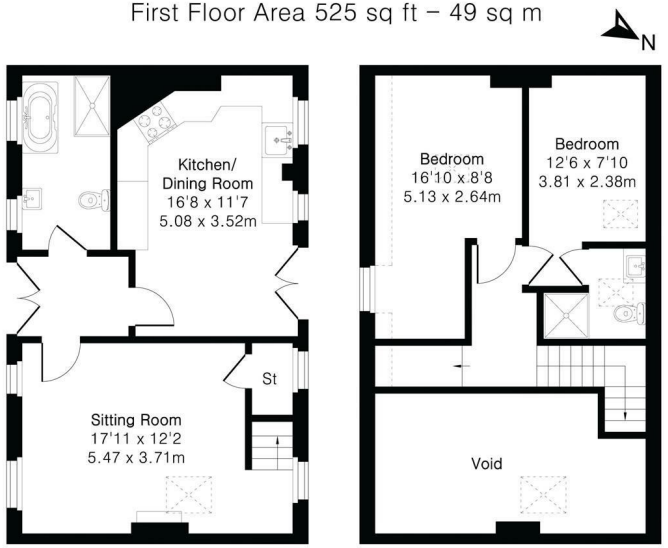


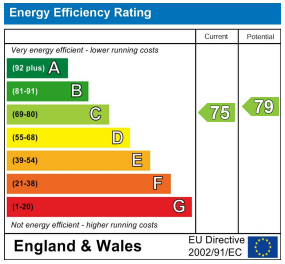


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



Approximate Gross Internal Area 1050 sq ft - 98 sq m
Ground Floor Area 525 sq ft – 49 sq m
First Floor Area 525 sq ft – 49 sq m





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