



WHITCHURCH

O.I.E.O. £900,000

Stunning and Versatile 4-5 Bedroom Modern Home with Annexe

 4-5 Bedrooms  4 Bathrooms  1 Reception Room  EPC Rating: C (75)

**MILLER**
TOWN & COUNTRY



- » Superb & Highly Versatile Split-Level House
- » Very High-Quality Finish Throughout
- » Garage & Parking
- » Annexe
- » Architecturally Designed
- » Open Views Across the Valley
- » Gas Central Heating & Double Glazed

The Property

A property of distinction within its own gated grounds enjoying a south westerly aspect and views across the valley. Architecturally designed and built by a local builder initially for himself, this wonderful home has many interesting architectural details, and the accommodation is both versatile and spacious. The interesting split level living space offers a semi open plan layout giving a lovely feeling of light and airiness throughout with large kitchen living dining area. There is a guest suite in the north wing which could be suitable for a dependant relative, carer, or subject to the necessary consents could be used as a letting unit and secondary income as it has its own separate entrance as well as being integrated into the main house and accommodation.

Location

The property is located in a private setting well off the road down a private drive within its own gated gardens. The local village amenities which include primary school, Post Office and shop and public house are within walking distance. There is easy access to Whitchurch Down and open moorland. Tavistock town is a few minutes' drive away.



Accommodation

On entering the reception hall there is an immediate sense of light and space. A large and airy kitchen/breakfast/living room makes an ideal space for socialising with friends and family and double doors lead out directly to the garden. Below, the formal dining room which has a half-vaulted ceiling and large skylights leads to a spacious living room with feature fireplace, both with doors to the terrace flooding the space with light. Accessed from the hallway the principal bedroom suite has a large stylish ensuite and walk-in dressing room as well as its own double doors leading out onto a private patio area, which has been invaluable to the current owners allowing them to stay in the property predominantly on one level. Upstairs over two levels are four further bedrooms, one with an ensuite and a family bathroom. There is an adjoining door leading to the annexe with separate kitchen, bathroom and living room, and a staircase leading downstairs to a separate entrance door allowing for independent living if required.





Total area: approx. 318.2 sq. metres (3425.1 sq. feet)
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Plan produced using PlanIt.

Accommodation

Ground Floor

Entrance Hall 18'3" x 9'3" (T-shaped)

Kitchen/Breakfast 23'2" x 26'3" (Max)

Dining/Sitting Room 34'7" x 17'11"

Cloakroom 4'6" x 4'6"

Principal Bedroom 15'2" x 17'9" (Average)

Ensuite 9'9" x 8'1"

Dressing Room 10'6" x 8'2"

Upper Floors

Bedroom 3 10'4" x 11'0"

Bedroom 3 Ensuite 5'9" x 5'0"

Bedroom 4/Study 8'1" x 8'4"

Bedroom 2 12'9" x 14'1"

Bathroom 6'3" x 5'6"

Annexe

Bedroom 14'3" x 8'1"

Shower Room 3'10" x 8'5"

Kitchenette 7'1" x 8'6"

Living Room 15'0" x 14'4"

Landing/Dining Area 7'7" x 19'3"

Outside

Integrated Garage 16'1" x 18'5"

Carport 20'10" x 13'7"

Shed 1 14'11" x 12'4"

Shed 2 9'9" x 7'9"





Outside

Accessed via secure wooden gates, the private driveway leads to ample parking and access to the garage and carport. The gardens wrap around all four sides of the house. The rear gardens drop down the embankment onto the old railway cutting which the current owners have left to rewild attracting a wide variety of wildlife. The gardens offer formal patio and decked sun terraces which enjoy a southerly aspect and views over the rooftops and countryside across the valley. There are a variety of well planted shrub beds and a small wildlife pond. To one side is a useful garden shed and to the other behind the carport is a generous workshop.

Services: Mains electricity, drainage, gas, and water. Telephone and broadband are connected.

Council Tax Band: F **Tenure:** Freehold





Miller Town & Country | 01822 617243

2 Drake Road, Tavistock, Devon, PL19 0AU.

tavistock@millertc.co.uk | www.millertc.co.uk



VIEWING:

Strictly through the vendor's sole agents
Tavistock 01822 617243
Okehampton 01837 54080

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