



Town • Country • Coast



Heathfield, Tavistock

Guide Price £735,000





# Heathfield

## Tavistock

A delightful detached country home with equestrian appeal and stunning Dartmoor views. Peacefully positioned within the small hamlet of Heathfield, this detached farmhouse offers a superb combination of spacious four bedroom and three reception room family accommodation, with three bathrooms and superb kitchen and garden room. There are extensive outbuildings and approximately two acres of pasture, making it an ideal home for those with horses or ponies.

The beautifully refurbished property provides an entrance porch and hallway with ground floor shower room, generous sitting room with woodburning stove, further lounge and door to a stunning, newly refurbished kitchen, featuring a central island, walk-in pantry and fitted with a range of wall and base units, range cooker and recessed storage. This room then opens into a delightful garden room/conservatory being a light and welcoming space, enjoying the views. On the first floor family bathroom serves three bedrooms and the main bedroom boasts an ensuite shower room.

Outside, there are two gated driveways, one ideal as a stock entrance, leading to parking for several vehicles, garage/workshop and adjacent car port. Further range of useful outbuildings including stables, and an open-fronted barn. There are formal gardens with greenhouse and further parking area off the main front entrance drive. Beyond the outbuildings lies the approximately two-acre pasture paddock, offering excellent scope for equestrian use or a variety of other countryside pursuits.



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|                                           |                                     |
|-------------------------------------------|-------------------------------------|
| Entrance Porch                            | 6'3" x 5'3" (1.91 x 1.62)           |
| Entrance Hall<br>With understairs storage |                                     |
| Sitting Room                              | 22'3" x 13'10" (6.80 x 4.24)        |
| Ground Floor Shower Room                  | 6'0" x 5'8" (1.85 x 1.75)           |
| Family Room                               | 10'9" x 11'8" (3.30 x 3.56)         |
| Kitchen<br>With Walk-in Pantry            | 10'9" x 12'7" (3.30 x 3.84)         |
| Garden Room/Conservatory                  | 21'0" x 11'9" (6.42 x 3.60)         |
| Utility/Boot Room                         | 11'0" x 10'3" (3.36 x 3.14)         |
| First Floor Landing                       |                                     |
| Bedroom 1                                 | 14'2" x 11'1" (4.34 x 3.40)         |
| Ensuite Shower Room                       | 10'7" x 4'2" (3.23 x 1.29)          |
| Bedroom 2                                 | 14'0" x 11'1" (4.28 x 3.38)         |
| Bedroom 3<br>Plus Walk-in Wardrobe        | 12'0" x 12'0" max (3.66 x 3.66 max) |
| Bedroom 4                                 | 10'7" x 6'4" (3.24 x 1.95)          |
| Family Bathroom                           | 9'8" x 6'3" (2.97 x 1.93)           |
| Garage                                    | 16'8" x 14'2" (5.09 x 4.32)         |
| Adjacent Car Port                         | 14'6" x 9'3" (4.44 x 2.83)          |



### Stabling x 3

Two measuring 3.20m x 3.80m and one measuring 1.80m x 3.80m

### Open Fronted Barn

35'1" x 33'7" (10.70 x 10.25)

### Services

Mains water and electricity. Drainage to septic tank. LPG gas central heating.

### Local Authority

West Devon Borough Council - Tax Band E

### EPC

E43

### Tenure

Freehold

### Situation

Heathfield is a small hamlet with a cluster of properties only 3 miles from the town of Tavistock. Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the town itself and for exploring the surrounding countryside, the wild Dartmoor scenery and the many neighbouring pretty villages and a variety of National Trust properties. There are exceptional educational facilities in both the state and private sector. The town itself has fantastic sporting facilities including, tennis courts, a bowls club, athletics track and various football pitches. For golf enthusiasts, there are excellent golf courses nearby, at Yelverton and Tavistock and St. Mellion. There are also opportunities to fish by arrangement on a number of local rivers, including the Walkham, Tavy and Tamar.

### Directions

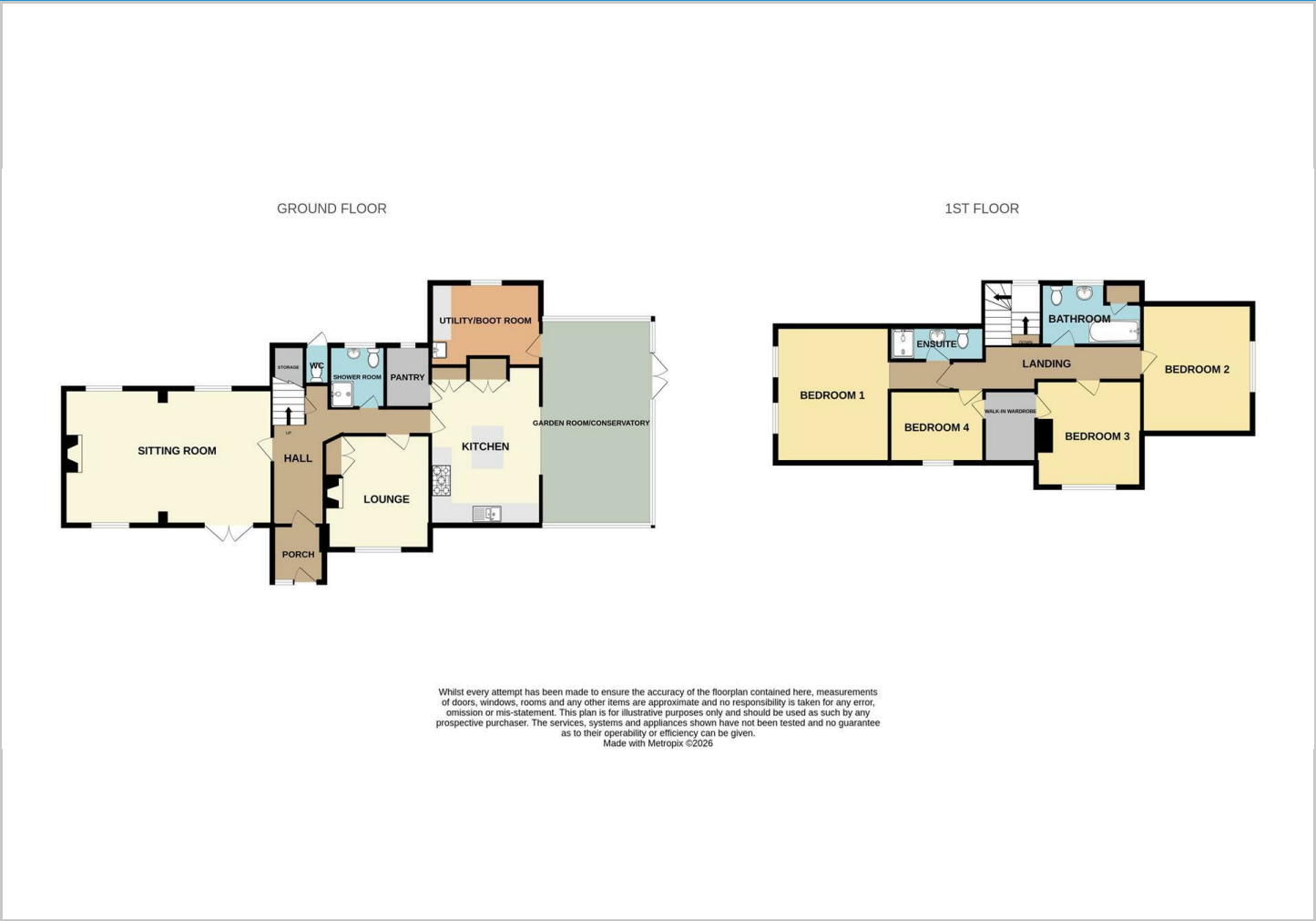
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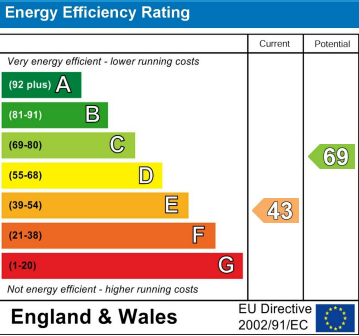
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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