

view property

Town • Country • Coast

Heathfield, Tavistock

Offers In Excess Of £700,000

4 3 3 E









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 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 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 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
What3Words: ///muddy.uncle.should
Sat Nav: PL19 0LF









Floor Plans



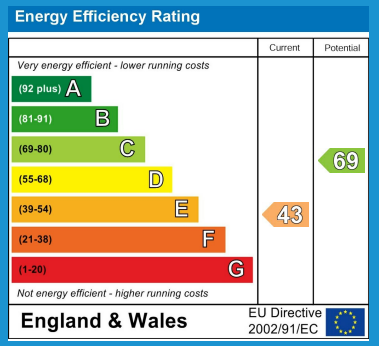


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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AML Checks

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