



Old Coach House



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Bere Ferrers, Devon, PL20 7JL

River Tavy 200 yards • Train Station 0.4 miles • Bere Alston 2.3 miles • Tavistock 9 miles • Plymouth 15 miles

Offering considerable potential and flexibility, a 2-bedroom house, a separate 2-bedroom flat and outbuildings in a beautiful plot of 0.38 acres, within a desirable riverside village.

- Unique 2-bedroom House
- Beautiful, Mature Large Gardens
- Incredible River Views
- Potential Scope to Remodel and Extend, Subject to Approvals.
- Freehold
- Separate 2-bedroom Flat
- Garage and Workshop
- Highly Desirable Riverside Village
- No Onward Chain
- Council Tax Bands: E & A

Guide Price £550,000

## SITUATION

This property is located in the heart of the highly desirable, peaceful and picturesque riverside village of Bere Ferrers, just 125 yards from the village pub, 800 yards from the train station and only 200 yards from the river Tavy itself. The area is sought-after by those with an interest in sailing and other water sports, with the nearby hamlet of Weir Quay providing a boatyard and moorings. Bere Ferrers is also served by a community shop and a direct, 25-minute rail service to Plymouth City Centre.

One stop in the other direction, the neighbouring village of Bere Alston offers further amenities, including the train station and bus connections, two mini-markets, a post office, butchers, hairdressers, a primary school, a doctor's surgery and a pharmacy. Together with the surrounding hamlets, the two villages form the Bere Peninsula, created by the confluence of the rivers Tamar and Tavy, which itself falls within the Tamar Valley National Landscape (formerly AONB), offering superb opportunities to discover the region's rich heritage. The thriving market town of Tavistock, forming part of a designated World Heritage Site, is 9 miles away.

## DESCRIPTION

This fascinating, one-of-a-kind property was built, we understand, circa 1980, and has been in our clients' family's ownership for over 30 years. The house itself is arranged in reverse-level fashion - specifically to take advantage of the wonderful river views - and offers extended 2-bedroom accommodation which offers scope for some modernisation, but offers exceptional scope for alteration, remodelling or further extension, subject to any necessary consents.



Accompanying the house is a separate, self-contained 2-bedroom coachman's flat, converted circa 1982, which provides flexibility for multi-generational occupancy or holiday/residential letting. The property occupies a beautiful, mature plot amounting to 0.38 acres, comprising wonderful front and rear gardens, and outbuildings including a garage, workshop and garden room.

#### THE HOUSE

Within the house, the accommodation is briefly comprised as follows: a large entrance conservatory; an inner hallway; two ground-floor double bedrooms, of which one has an en-suite shower room; a standalone wet room complete with a bath and open shower; a triple-aspect, first-floor sitting room with patio doors to a balcony enjoying an outlook over the garden and the incredible river views; a separate dining room with built-in dresser unit, and; a dual-aspect kitchen, which has various fitted units, plus a 4-ring gas hob and double oven.

#### THE FLAT

The self-contained coachman's flat sits over the garage and workshop, with external steps for access, and comprises an open-plan sitting room/kitchen, two bedrooms and a standalone bathroom all in good order throughout. The Flat could provide a significant rental income for any prospective buyer.

#### OUTSIDE

Outside, the house enjoys some beautifully planted front and rear gardens which are primarily laid to lawn with colourful flower borders, interspersed with a range of mature shrubs and specimen trees. To the front, a sweeping blockwork drive provides off-road parking for several vehicles. Adjacent to the house is a stone barn which features a large garage and workshop, plus an attached utility room. Finally, there is a converted piggery which makes a lovely garden room, studio or hobbies room, complete with a WC. In all, the plot is 0.38 acres.

#### SERVICES

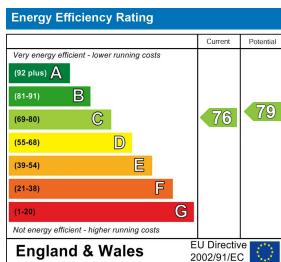
Mains water, electricity and gas. Gas-fired central heating. Private drainage via a septic tank. Photovoltaic panels on a feed-in tariff. Superfast broadband is available. Limited mobile voice/data services are available with EE, O2 and Vodafone (source: Ofcom's online service checker). The Council Tax Band for the flat is A. Please note that the agents have neither inspected nor tested these services.

#### VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendor's sole agent, Stags. The What3words reference is ///cage.caves.bridge. For detailed directions, please contact the office.



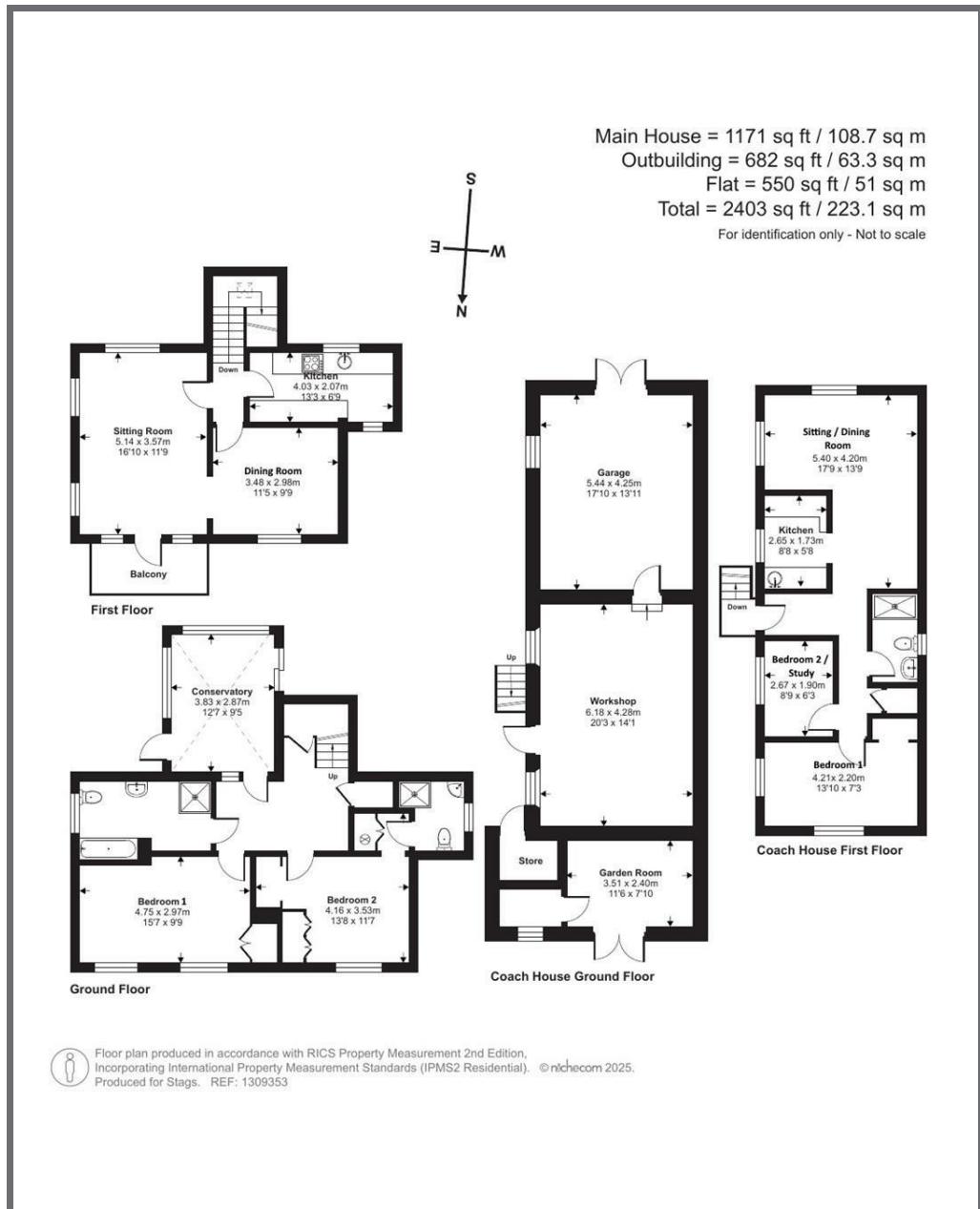
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances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



Bedford Square, Tavistock,  
Devon, PL19 0AH

tavistock@stags.co.uk

01822 612458



@StagsProperty

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