



Segovia



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Station Road, Bere Alston, Devon, PL20 7EP

Village Centre/Train Station 0.4 miles • Weir Quay/River Tamar
2.1 miles • Tavistock 7.5 miles • Plymouth 21.5 miles

A hugely versatile, extended family home with a sizeable garden, discreetly located on a private cul-de-sac and with an open aspect at the rear.

- Extended Family Home
- Lounge, Sitting Room and Study
- Large Patio and Decking
- Parking for Several Cars
- Freehold
- 5/6 Bedrooms, 3 Bathrooms
- Attractive Landscaped Gardens
- Countryside Outlook & Views
- Private Cul-de-sac Location
- Council Tax Band B

Guide Price £450,000

SITUATION

Located at the end of a private cul-de-sac in the popular village of Bere Alston, this large family home has an open outlook to the rear, overlooking neighbouring farmland and enjoying far-reaching views of the local countryside. The property is within easy reach of both the village centre and the train station, both less than half a mile away.

Bere Alston, a perennially popular village located in the picturesque countryside of West Devon, is well-served by local amenities and facilities including a Co-op mini market, butchers, post office, Café and Pub, and also benefits from a direct 25-minute rail service to Plymouth City Centre. Bere Alston forms the hub of an area known as the Bere peninsula, created by the confluence of the rivers Tamar and Tavy, which itself falls within the Tamar Valley National Landscape (formerly AONB). The verdant wooded banks of the Tamar Valley, along the Devon/Cornwall border, offer superb opportunities to discover the region's rich heritage. The thriving market town of Tavistock, forming part of a designated World Heritage Site, is 7 miles away, offering a superb range of shopping, recreational and educational facilities, including the sought-after private school, Mount Kelly.



DESCRIPTION

A cherished home to our clients for 23 years, this deceptively spacious home has highly flexible, extended accommodation of almost 1,850sq.ft which could be configured in a number of different ways, with up to 6 bedrooms if required, or several reception rooms to provide ample space for active family life. Originally a detached bungalow, the property has been extended outwards and into the loft, and there remains further potential to enlarge or remodel, subject to any necessary consents. The property is complete with a paved driveway, providing parking for three vehicles, along with a beautifully landscaped, mature rear garden and quiet, private location, making this an extremely well-rounded property suitable for a variety of lifestyles.

ACCOMMODATION

Entry to the property is via a large porch/boot room into an inner hallway. The ground floor living accommodation is then comprised as follows: a snug and cosy sitting room, complete with coal-effect gas fire; a separate family lounge with stairs up to the first floor; a large, bright kitchen/dining room with patio doors to the garden, well equipped with an excellent range of cupboards and units, plus a Hotpoint cooker 4-ring gas hob and double oven; a useful utility room; a shower room. Also on the ground floor, off the central hallway, are three double bedrooms, one of which has access to a Jack and Jill bathroom, and a further room suitable as a sixth bedroom, snug or home office.

On the first floor are the master bedroom, complete with an en-suite shower room, and a further double bedroom. There is also access to a substantial, boarded loft space which provides extensive, accessible storage, and could also offer scope for conversion into additional accommodation, subject to any consents.

OUTSIDE

To the front of the property is a brick-paved driveway providing off-road parking for 3 cars. A low-maintenance, landscaped front garden provides a pleasant entrance to the property whilst to the rear is a level lawn edged by mature planted borders, affording a good deal of peace and privacy. Finally, the garden also contains a new timber summerhouse and tool shed, and the patio and decked areas to the rear of the property provide the perfect place to enjoy some al-fresco dining as well as the pleasant countryside views.

SERVICES

Mains water, electricity and gas are connected. Gas central heating. Private drainage via a septic tank. Standard ADSL broadband is available. Limited mobile voice/data services are available through all four major providers. (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

1. Viewings are strictly by prior appointment with the vendors' agents, Stags. The What3words reference is ///broker.torn.tungsten.
2. The property has a right of way across the newly tarmacked, private lane from Station Road, which provides access to its driveway.



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.

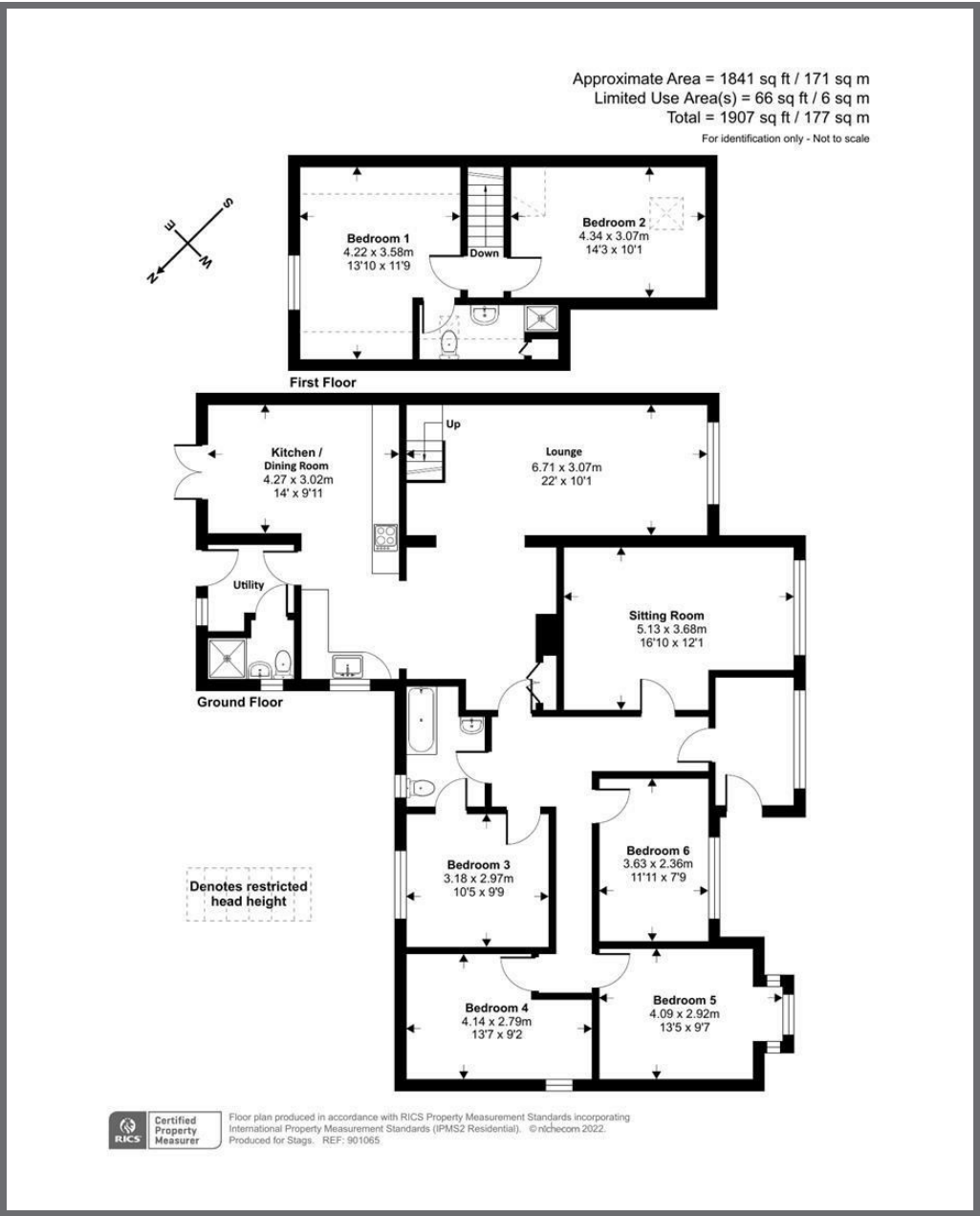


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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