OSBORNE HOUSE
TAVISTOCK • DEVON

One of Tavistock’s finest town houses enjoying wonderful views over the town to Dartmoor and the surrounding countryside.

Accommodation and amenities
Reception Hall • Drawing room • Sitting room • Dining room
Study • Kitchen/breakfast room • Utility room and cloakroom
Master bedroom suite • 6 guest bedroom suites
Attic storage room

Lower ground floor flat:
Kitchen/breakfast room • Sitting room/ bedroom • 2 further bedrooms • Family bathroom

Staff annexe:
Kitchen/living area • Shower room • Bedroom

Integral garage and off-road parking accessed via electric gates

Landscaped gardens with terraces and summer house enjoying far-reaching views over Tavistock to Dartmoor

Plymouth 16 miles • Okehampton 17 miles • Exeter 40 miles
(Distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.
Description of property
Osborne House is a substantial semi-detached Victorian townhouse which is situated in a peaceful residential area in the popular market town of Tavistock. The property is believed to date from about 1850 and in recent years has been completely transformed throughout to create a wonderful family home which has been finished to the highest standard.

The property provides versatile accommodation, arranged over four floors, with two bedrooms on the lower ground floor, four en suite bedrooms on the first floor and a further two en suite bedrooms on the second floor. On the ground and lower-ground floor there are a good selection of spacious reception rooms, two kitchens, a utility and laundry room and study.

The lower ground floor could be used as a self-contained annexe, and there is also a one bedroomed annexe at the side of the house, providing useful staff accommodation if required.

There is a private drive, accessed via electric gates, which has plenty of off road parking space to the side of the house, where there is also an integral garage.

In front of the house there is a veranda and terrace which overlooks the gardens which have been beautifully landscaped with mature borders and areas of level lawn which enjoy views over the surrounding area.
Situation
The ancient stannary town of Tavistock is situated on the south west edge of the Dartmoor National Park and has a rich history, with its architecture of local stone, a Benedictine Abbey and the birthplace of Sir Francis Drake just south of the town. Tavistock is well located, being within easy reach of Plymouth, Exeter and Dartmoor.

Communication links are excellent, with the A30 to north of the town providing dual carriageway links to the M5 Motorway at Exeter. Plymouth to the south has a mainline railway station, providing direct links to London Paddington. Exeter International Airport has regular flights to UK and international destinations.

Tavistock has a wide selection of independent shops, galleries and an ancient Pannier Market as well as a selection of supermarkets. A Waitrose supermarket can be found in nearby Okehampton.

Tavistock has an excellent primary and secondary school, whilst the highly regarded Mount House School and Kelly College are also on the doorstep.

Tavistock has a leisure centre and is an idea base from which to explore all that the local area has to offer, including the wild playgrounds of Dartmoor, sailing on the Tamar and Tavy or visiting many of the pretty nearby villages of Devon and eastern Cornwall. There is a wide selection of National Trust properties in the area to visit.
Services

Fixtures and fittings
All items usually known as tenants’ fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Tenure
Freehold

Local Authority
West Devon Borough Council: www.westdevon.gov.uk
Tel: 01822 813600

Council Tax
Band G

Post code
PL19 8LF

Viewing
Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP.

Directions
From centre of Tavistock, follow the Plymouth Road towards Drakes Statue and turn right and right again at the mini roundabout onto Ford Street. At the next small roundabout turn sharp left onto Spring Hill and then immediately right into Watts Road opposite Tavistock Hospital. Proceed uphill for a short distance and the entrance to Osborne House will be found on the right hand side.
Osborne House

Approximate Gross Internal Floor Area
5,001 sq ft 464.5 sq metres
(excludes restricted head height & includes garage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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