



mansbridgebalment

TAVISTOCK Guide £825,000



ROUND HOUSE BARN

Broadwell Farm, Tavistock PL19 8JW

*Barn conversion on an elevated site,
in a rural location yet within easy reach of the town*

Distinctive Character Home

Eclectic Mix of Old and New

Five Bedrooms - Two Ensuite

Swimming Pool Complex

Formal Gardens, Paddock & Outbuildings

Total Land of Approximately Three Acres

Superb Countryside Views

Exeter 40 miles, Plymouth 14 miles & Tavistock 3 miles
(all distances are approximate)

Guide £825,000



**Bedford Court
14 Plymouth Road
Tavistock
Devon
PL19 8AY**





SITUATION AND DESCRIPTION

Located in a rural but not isolated position and still within easy reach of Tavistock town centre and the extensive array of amenities therein. The property occupies an elevated site, overlooking its own gardens and land, and affords superb views over the surrounding countryside towards Dartmoor in the distance.

Tavistock is a thriving market town adjoining the western edge of the Dartmoor National Park and was in 2004 voted the winner of a nationwide survey undertaken by the Council for the Protection of Rural England involving 120 other market towns. Among the assets taken into consideration were history, architecture, community spirit, planning sensitivity, recreational facilities and individuality of shops and businesses. Additional facilities include a hospital, a bustling Pannier Market and a full range of schools both State and Private. Indeed Tavistock can claim to have everything adding up to a quality of life which would be hard to rival. Plymouth is only 15 miles away with fast Inter City rail links to London, Bristol and the North. There are also ferry services to Roscoff, Brittany and Santander, Northern Spain.

Our clients undertook the conversion of Round House Barn approximately twenty years ago and, with some clever design and a great deal of forethought, have used an eclectic mix of old and new to create a home of some distinction. Much of the character of the original structure remains and, indeed, the former round house still retains some of the original machinery. The space within the Barn has been carefully reconfigured to provide comfortable accommodation arranged over two floors with many rooms taking advantage of the superb views. Good quality reclaimed materials have been used throughout and internal joinery work, including roof beams and vaulted ceilings, is proudly on show. Whilst remaining true to its roots, the Barn still provides all modern comforts and is fully double glazed and warmed by oil fired central heating.

Opposite the Barn there is a detached pool complex with a fully heated indoor 10 metre swimming pool, private changing rooms and cloakroom. There are two garages, one large double and a separate single, as well as a tractor shed. Ample vehicle parking is provided. The Barn stands in its own grounds of approximately three acres including a formal garden with a separate paddock beyond.

A particularly attractive feature are the super views which extend from both the house and garden, across glorious Devon countryside towards Dartmoor in the distance.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

ENTRANCE DOOR

Solid timber entrance door with glazed side panel and fanlight, beneath a storm canopy with courtesy light to side.

ENTRANCE HALL

18' 2" x 10' (5.54m x 3.05m)

Turning stairs to first floor; beamed ceiling; radiator; stripped and varnished floorboards; spotlighting; window to rear. Doors to:





CLOAKROOM

High flush WC; pedestal wash handbasin; half panelled wall to dado height; radiator; stripped and varnished floorboards; light activated extractor fan.

DINING ROOM

18' 2" x 12' 1" (5.54m x 3.68m)

Four wall light points; radiator; stripped and varnished narrowboard floorboards; spotlighting; window to rear. Connecting door to:

ROUND HOUSE

22' diameter (6.71m diameter)

A stunning sitting room, formerly the Round House, complete with original beams and mill workings. A large reclaimed brick fireplace houses the Clearview woodburning stove on a raised slate hearth; vaulted ceiling; two radiators; picture windows designed to take full advantage of the views; French doors to outside and garden. Return door to entrance hall.

KITCHEN/BREAKFAST ROOM

18' 2" x 16' 1" (5.54m x 4.9m)

Fitted with a handbuilt range of wooden wall and base kitchen units built from reclaimed timber with granite roll edge worksurfaces over, incorporating an inset Belfast sink unit with brass mixer tap and generous decorative ceramic wall tiling; LPG gas hob; space for tall fridge/freezer; plumbing for dishwasher; peninsular unit with storage below; a deep fireplace with dressed granite uprights and mantel houses the Sandyford Classic range cooker which also provides some hot water and central heating; heavily beamed ceiling; stripped and varnished floorboards; dual aspect windows to front and rear. Door to:



BOOT ROOM

11' 8" x 10' (3.56m x 3.05m)

More wall and base units with medium oak frontages and roll edge worksurfaces over, incorporating a stainless steel single drainer sink unit with mixer tap over; decorative ceramic wall tiling; plumbing for automatic washing machine; space for tumble dryer; space for additional white goods, as required; Worcester Heatslave 20/25 floorstanding oil fired boiler; exposed beam; spotlighting; radiator; window to rear; external door to outside and garden. Door to:

BEDROOM FIVE

11' 5" x 9' 7" (3.48m x 2.92m) (Plus door)

A versatile room which could be used for a dependant relative requiring level access or as a guest suite. Vaulted ceiling with exposed beams and purlins; radiator; window to front. Door to:



ENSUITE

Fully tiled shower cubicle with Mira shower over; pedestal wash handbasin; low flush WC; generous decorative ceramic wall tiling; radiator; light activated extractor fan.

FIRST FLOOR:

LANDING

Vaulted ceiling with exposed A-frame and purlins; spotlighting; doors to:

MASTER BEDROOM

18' 2" x 10' 6" (5.54m x 3.2m)

An impressive room with vaulted ceiling displaying the beams and purlins; two wall light points; exposed stone feature wall; radiator; arrow-slit window; dual aspect windows to front and side. Internal doors to:

ENSUITE

Double width shower cubicle with mains shower over; pedestal wash handbasin; high flush WC; radiator; vaulted ceiling; Velux.

WALK-IN WARDROBE

"His & Hers" hanging rails; shelved linen storage. The hot water cylinder is also sited here.

BEDROOM TWO

12' 2" x 8' 9" (3.71m x 2.67m)

Built-in double wardrobe; exposed beams and purlins; radiator; window to side; additional Velux window.

BEDROOM THREE

9' 8" x 9' 1" (2.95m x 2.77m)

Exposed beams and purlins; radiator; arrow-slit window; window to side; additional Velux window.

BEDROOM FOUR

7' 5" x 6' 6" (2.26m x 1.98m)

Hand-built bunk beds maximise the space available; radiator; window to front; additional Velux window.

SHOWER ROOM

Fully tiled shower cubicle with mains shower over; low flush WC; pedestal wash handbasin with tiled splashback; spotlighting; radiator; Velux.

BATHROOM

6' 5" x 5' 7" (1.96m x 1.7m)

A separate and luxurious "private" bathroom with cast iron roll top bath with ball and claw feet, gold mixer taps and shower handset; exposed beams and purlins; window to front.

OUTSIDE:

POOL COMPLEX

Across the drive and opposite the main house is the purpose-built pool complex. Housing a fully heated indoor 10 metre swimming pool with shallow and deep ends, private changing rooms and cloakroom, in addition to a large sun terrace overlooking the garden, this is the perfect place for entertaining family and friends.

PUMP ROOM

Accessed from the side and housing the oil fired boiler, filter and pump, in addition to the manifolds for the underfloor heating.

CHANGING ROOMS

Private changing rooms with two separate booths.

CLOAKROOM

Low flush WC and wash handbasin.

POOL ROOM

Housing a heated swimming pool measuring approximately 32' 9" x 16' 4" (10m x 5m) with deep and shallow ends. The tiled surround incorporates underfloor heating and there is sufficient space for gym equipment, sitting area and television. This is a beautifully constructed building with a vaulted ceiling displaying the beams and roof timbers and glazed doors and windows overlooking the garden with views beyond. A sound system and stage lighting are also installed.



At the far side of the pool room, accessed internally via a discreet doorway, is a separate staircase leading up to the:

DEN

18' 2" x 9' 1" (5.54m x 2.77m)

A quiet corner, presently used as a games room but could be put to a variety of uses. A glazed sliding patio door overlooks the garden and takes in the views.

TERRACE

Running the length of the pool house is a very large decked sun terrace, protected from the elements by the pool house roof and complete with outdoor kitchen and bar. The terrace overlooks the garden, paddock to the views beyond and is a perfect place for outdoor eating and entertaining.

OUTBUILDINGS:

A useful range of outbuildings is provided as follows:

DOUBLE GARAGE

26' x 20' (7.92m x 6.1m)

A large detached double garage with double doors; power and light supply; water; three windows to side; courtesy door to rear.

SINGLE GARAGE

15' 9" x 9' 2" (4.8m x 2.79m)

Located at the far end of the pool complex. Double timber doors; power and light supply; courtesy door to rear.

TRACTOR SHED

Beyond the single garage is a lean-to shed, perfect for housing a small tractor or ride-on mower.

OIL SHED

Adjacent to the main house is a lockable shed housing the oil tank and providing additional dry storage.

LOG STORE

Located adjacent to the double garage is the log store. A discreet location, sheltered from the elements and perfect for seasoning logs.

GARDENS AND PADDOCK:

The property is approached by a quiet country lane via a five bar gate leading to a private driveway shared with one neighbour. A further gate yields to the large parking and turning area, suitable for several vehicles. Beyond here is the formal garden which is level and predominantly laid to lawn, interspersed with trees and shrubs. Adjacent to the Barn is a pleasant paved terrace overlooking the garden to the views beyond.

To the rear of the pool complex is the:

KITCHEN GARDEN

Four raised beds accessed via gravelled paths with a potting shed and water butt.

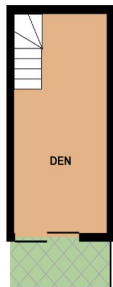
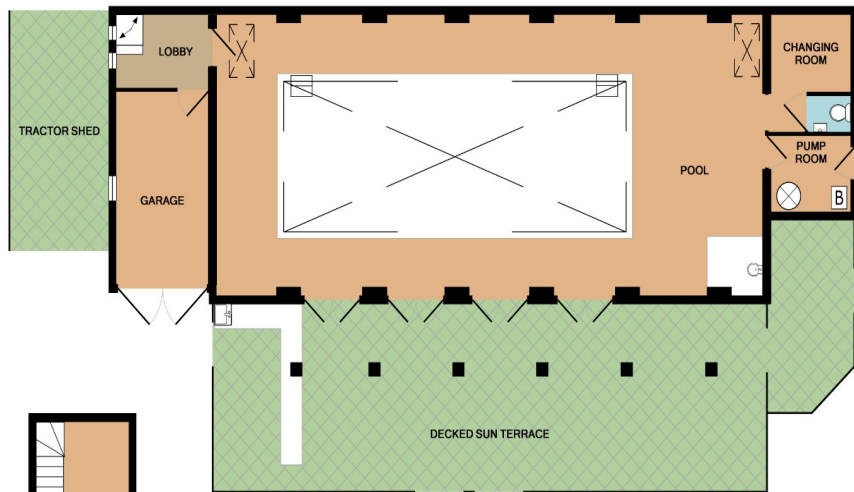
Beyond the formal garden is the:

PADDOCK

A good sized paddock bounded on all sides by mature hedging or post and rail fencing, gently sloping and well draining, suitable for a pony or other livestock, if required.

In all, the property's grounds and gardens extend to approximately three acres and provide a high degree of privacy and seclusion. The views are unrivalled with barely another house in sight. The panorama includes some beautiful Devon countryside with the tors of Dartmoor clearly visible in the distance.

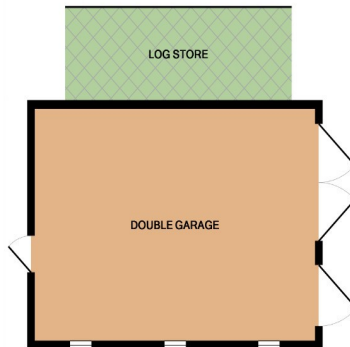




1ST FLOOR
APPROX. FLOOR
AREA 15.8 SQ.M.
(170 SQ.FT.)

POOL COMPLEX
APPROX. FLOOR
AREA 140.1 SQ.M.
(1508 SQ.FT.)

TOTAL APPROX. FLOOR AREA 428.4 SQ.M. (4611 SQ.FT.)
While every attempt has been made to ensure the accuracy of this floor plan 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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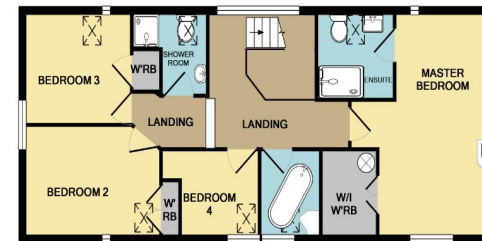


DOUBLE GARAGE
APPROX. FLOOR
AREA 48.0 SQ.M.
(516 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 111.8 SQ.M.
(1204 SQ.FT.)

ROUNDHOUSE
APPROX. FLOOR
AREA 38.4 SQ.M.
(413 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 74.3 SQ.M.
(800 SQ.FT.)

More homes sold in PL19 & PL20 in 2016 *

Than any other ESTATE AGENT



SERVICES

Mains water, private drainage, oil fired central heating, LPG gas for the kitchen hob.

OUTGOINGS

We understand this property is in band ' ' for Council Tax purposes.

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

Leave Tavistock's Bedford Square and proceed along Plymouth Road before turning left at Drake's Statue. Take the second turning on the right into Crowndale Road and proceed past the entrance to Tavistock College. Continue on this road for approximately three miles where the entrance to the property will be found on the left hand side, identified by a five bar gate and a sign for Broadwell Farm. (If you reach the junction with the Bere Alston road, you have gone too far and should retrace your steps.)

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TAVISTOCK · YELVERTON · BERE PENINSULA · OKEHAMPTON
PLYMOUTH CITY · NORTH PLYMOUTH · LONDON MAYFAIR

*** Source Rightmove**

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