



The Ticketing Hall

The Ticketing Hall Quant Park, Tavistock, Devon PL19 0JQ



Town Centre 300 yards (on foot) •
Whitchurch Down 1.2 miles • Plymouth 15
miles

A quite remarkable, exquisitely
finished railway station conversion in
the very heart of Tavistock, brimming
with character and history.

- A Fascinating Conversion
- Building of Some Historical Note
- 2 Bedrooms, 2 Bathrooms
- Wonderfully Finished
- Original Detailing Throughout
- Convenient Town Centre Location
- Off-road Parking for 3 Vehicles
- Generous Private Courtyard
- Far-reaching Town and Country Views
- No Chain

Guide Price £275,000



SITUATION

This charming cottage of historical note forms part of the old Tavistock Railway Station, in the very heart of the town. Being within a gated complex set back from the public road, the property benefits from a very good degree of privacy yet is within only a few hundred yards of the town's high street, and the full range of local amenities and facilities. Additionally, its elevated position allows for some quite spectacular views across Tavistock towards Dartmoor and the surrounding countryside.

Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmer's markets are held. Plymouth, some 15 miles to the south, offers extensive amenities with the added attraction of its coastal access and the Mayflower Marina. The cathedral city of Exeter lies some 40 miles to the northeast, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway.

DESCRIPTION

A notable local landmark, Tavistock North Railway Station was opened in 1890 and remained in operation for almost 80 years. Built of local granite, with brickwork detailing, a slate roof, and part-stained glass sash windows, this striking Grade II Listed building was restored and converted in 2007 into four unique dwellings, including The Ticketing Hall, which today stand out as some of the most interesting and attractive period homes in the town. Many of the original features have remained intact, giving the property a wonderfully characterful aesthetic both inside and out. Internally, the standard and style of the finish is truly exceptional; externally, the cottage is complete with a large, enclosed courtyard, formerly a part of the station's platform, and ample off-road parking space.

ACCOMMODATION

The beautifully appointed accommodation is tastefully decorated and immaculately presented throughout, with character and appeal in every room. The property is accessed on the ground floor beneath the substantial, original canopied entrance way into a tiled and part-panelled foyer, from where there are doors to each of the ground floor rooms. The stylish bathroom is finished with a claw-foot bath and a wet room-style shower. The kitchen is equipped with a very pretty range of cabinets and cupboards beneath solid timber work surfaces, a separate pine dresser, 4-ring gas hob, double oven and a Belfast sink. With its vaulted ceiling and exposed roof timbers, the sitting room features a cast iron fireplace and has stairs rising at one end to the galleried first floor landing. Off the landing, both bedrooms feature a part-exposed A-frame and Velux roof windows. The second bedroom is served by an en-suite shower room.

OUTSIDE

Tavistock Railway Station is accessed from the road through an electronic vehicular gate with separate pedestrian doorway. To the front of the property is a dedicated off-road parking area for up to 3 vehicles and a communal lawn. From the front garden a private pathway leads down to Kilworthy Hill, providing extremely convenient, direct access on foot to the centre of town. At the rear of the property, accessed via double doors from the kitchen, is an enclosed and covered courtyard running the full width of the cottage, which was originally a part of the station's platform and now offers a generous outside space for dining or relaxing.

SERVICES

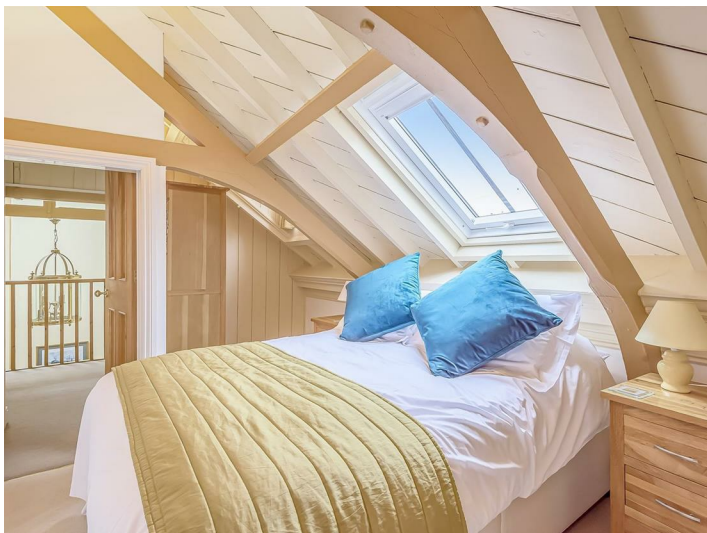
Mains water, electricity, gas and drainage. BT Connection. Please note that the Agents have neither inspected nor tested these services.

AGENT'S NOTE

Prospective purchasers are advised that the full internal contents of the cottage (minus personal effects) are available in whole or in part, by separate negotiation.

VIEWING

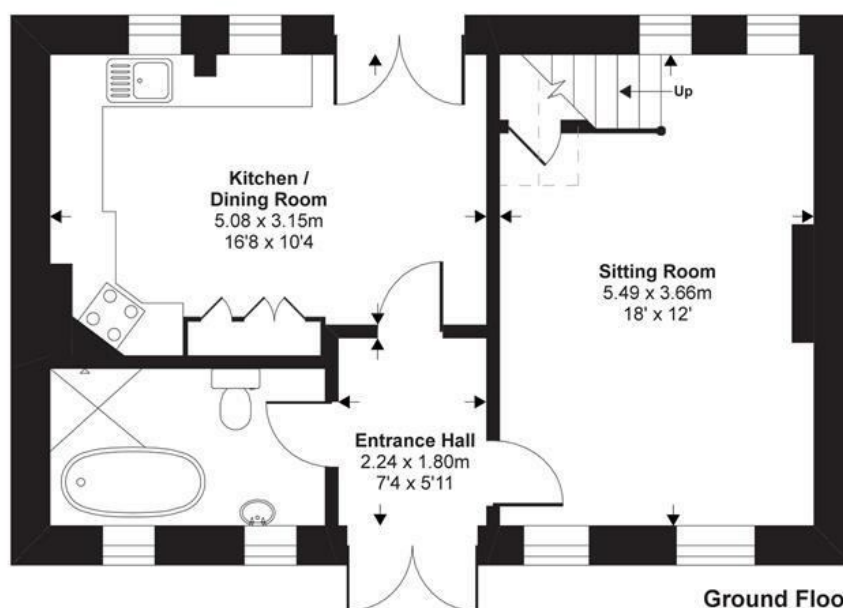
Strictly by prior appointment with the vendor's sole agents, Stags.



Approx. Gross Internal Floor Area
80.6 Sq Metres 868 Sq Ft (Excludes Restricted Head Height & Void)



First Floor



Ground Floor

Denotes restricted head height

Copyright nichecom.co.uk 2020 Produced for Stags
NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.

2 Market Street, Tavistock, Devon, PL19 0DA



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
39-44	G		
Not energy efficient - higher running costs			
1-38			
England & Wales		EU Directive 2002/91/EC	

01822 612458
tavistock@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London