Bond Oxborough Phillips

Changing Lifestyles

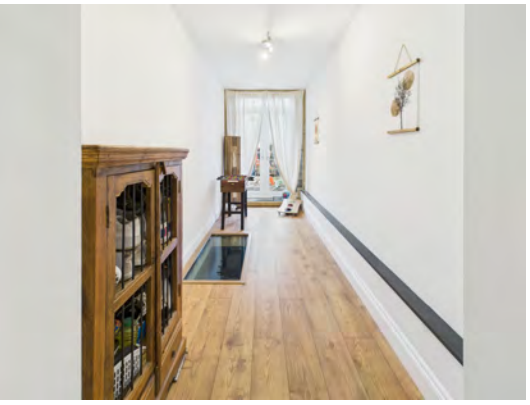
26 Glanville Road

Tavistock

PL19 0EB



Offers Over - £400,000







26 Glanville Road, Tavistock, PL19 0EB

- Prestigious Glanville Road location in the heart of Tavistock
- Historic former doctor's house dating back to 1823
- Extensive recent renovation including new roof, re-wiring, and major extension
- Four-storey layout offering exceptional space and versatility
- Unique architectural features including glass floor panel
- Opportunity for a purchaser to design and install a kitchen entirely to their own taste
- Lower private courtyard and further top garden
- Offered with no onward chain
- Planning permission for a car port
- EPC Rating C - 74







Nestled on the highly sought-after Glanville Road in Tavistock, this impressive four-storey period residence dates back to 1823 and was originally built for the 7th Duke of Bedfords doctor. Rich in character yet comprehensively modernised, the property offers a rare blend of historic charm, generous space, and contemporary flexibility.

The current owners have undertaken an extensive renovation programme, including a two-storey extension, new roof, full re-wiring, and significant structural and cosmetic upgrades throughout. While most of the home has been completed to a high standard, the kitchen is nearing completion and offers an opportunity for incoming purchasers to design a bespoke space tailored to their own taste.

The accommodation is arranged over four floors and is both versatile and impressive. A spacious entrance hall leads to a flexible reception area ideal for a home office or studio, featuring a striking glass floor panel overlooking the level below. Steps descend to a generous living room with double doors opening onto the enclosed courtyard garden, perfect for entertaining. Below, the kitchen/dining room complemented by a useful utility area. A door from the kitchen/ dining room leads to a further private courtyard with planning permission for a car port.

The first floor hosts two well-proportioned double bedrooms, including a principal suite with en suite bathroom, while a beautifully finished family bathroom serves the second bedroom. Two further bedrooms are located on the second floor, ideal for guests, children, or additional workspace.

Externally, the top garden benefits from double gates and a dropped kerb allowing on-road parking. This area is due to have two paved areas, creating a low-maintenance and private outdoor space. The lower courtyard also has a dropped curb for on street parking and has planning permission for a car port over it.

Offered with no onward chain, this distinctive Tavistock home presents a superb opportunity to acquire a thoughtfully restored period property with scope to add the final personal touches.

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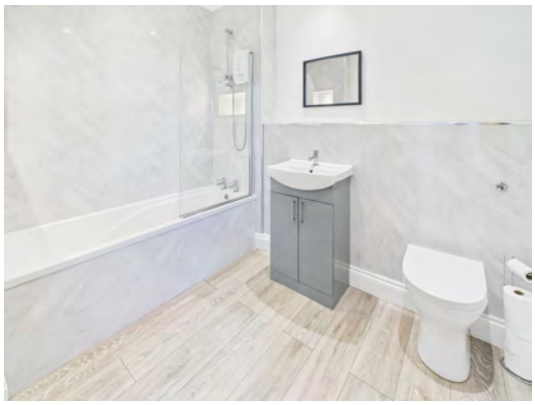
Tavistock is a thriving stannary market town on the western edge of Dartmoor National Park, rich in history dating back to the 10th century and renowned as the birthplace of Sir Francis Drake. The largely 19th-century town centre is centred around Bedford Square, which is within easy walking distance of the property.

The town offers an excellent range of amenities, including the renowned Pannier Market, a variety of independent and national shops, cafés, restaurants and public houses, along with a leisure centre, theatre, riverside park, medical facilities and Tavistock Hospital. Educational provision is well catered for with both state and private primary and secondary schools.

Tavistock also benefits from a wide range of sporting and recreational facilities, including tennis, bowls, golf, cricket and football clubs, as well as an athletics track. Plymouth is approximately 15 miles to the south, offering extensive city amenities, while Exeter, around 40 miles to the northeast, provides mainline rail services and access to the M5 motorway.











Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01822 600700** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:



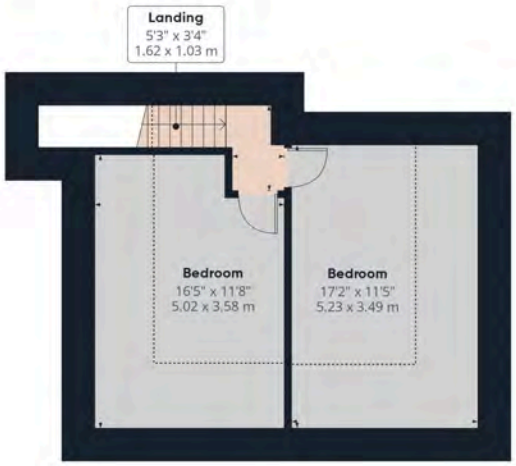
Floor 0



Floor 1



Floor 2



Floor 3

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