Bond Oxborough Phillips

Changing Lifestyles

1 Philpott Lane
Tavistock
PL19 9FB



Asking Price - £514,500







1 Philpott Lane, Tavistock

- Sought-after Philpott Lane location on the edge of Tavistock
- Stunning countryside and Crowndale views from the front elevation
- Four generous double bedrooms, including principal en-suite
- Spacious 26ft triple-aspect living/dining room with wood-burning stove
- Well-equipped kitchen/breakfast room with integrated appliances
- Underfloor heating throughout powered by an air source heat pump
- Landscaped, low-maintenance rear garden with extensive entertaining patio
- Garage and driveway parking for two vehicles with additional storage throughout







Situated in the highly desirable Philpott Lane on the fringes of Tavistock, this exceptional four-bedroom link-detached family home combines generous living space, contemporary energy-efficient technology and far-reaching countryside views.

Occupying an enviable position overlooking Crowndale football fields and the surrounding rural landscape, the property enjoys a wonderful sense of openness while remaining conveniently close to the town's amenities. Designed with efficiency and comfort in mind, the home benefits from underfloor heating throughout, powered by an air source heat pump, helping to keep running costs low.

A charming gabled entrance porch opens into a spacious and welcoming reception hall, complete with a cloakroom and two substantial storage cupboards. The impressive triple-aspect sitting and dining room extends to approximately 26ft in length and forms the heart of the home. Flooded with natural light, it features a wood-burning stove and two sets of French doors opening directly onto the rear terrace, creating an effortless connection between indoor and outdoor living.

The well-appointed kitchen/breakfast room is fitted with an extensive range of quality wall and base units, incorporating practical features such as deep pan drawers, a carousel corner unit and integrated appliances including a dishwasher and fridge/freezer. A Neff double oven, induction hob and extractor hood complete the space. Adjacent to the kitchen, the utility room provides additional storage, space for laundry appliances and internal access to the garage.

The first floor offers a spacious landing with further built-in storage and access to four well-proportioned double bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom. Both bath and shower rooms feature contemporary suites with dual-head mains-fed showers, including rainfall fittings.

Externally, the property continues to impress. A private driveway provides off-road parking for two vehicles and leads to the integral garage. The front garden enhances the property's kerb appeal, while a side pathway gives access to the rear and the air source heat pump. The enclosed rear garden has been thoughtfully designed for low maintenance, featuring gravelled seating areas and an expansive patio ideal for outdoor dining, entertaining and enjoying the peaceful surroundings.

Offering spacious accommodation, modern energy-efficient living and an outstanding position with beautiful countryside views, this is a superb family home in one of Tavistock's most sought-after locations.

Changing Lifestyles

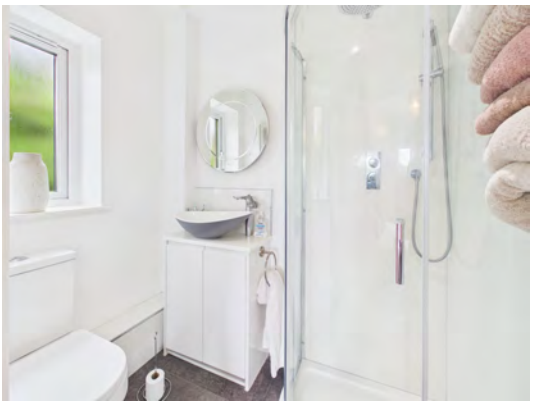
Tavistock is a thriving stannary market town in West Devon, nestled on the western edge of Dartmoor National Park. Tavistock is an ancient town, rich in history dating back to the 10th century and famed for being the birthplace of Sir Francis Drake. Largely the 19th-century town centre is focused around Bedford Square which is a short stroll from this property.

The town offers a superb range of shopping, boasting the famous Pannier Market and a wide range of local and national shops. Also there are public houses, cafes, restaurants, social clubs, riverside park, leisure centre, theatre, doctors surgery, dentists and Tavistock Hospital. There are excellent educational facilities including primary and secondary schools in the state and private sector. The town has superb recreation and sporting facilities including; Tennis club, bowls club, golf club, cricket clubs, football club and athletics track.

Plymouth, some 15 miles to the south, offers extensive amenities. 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.



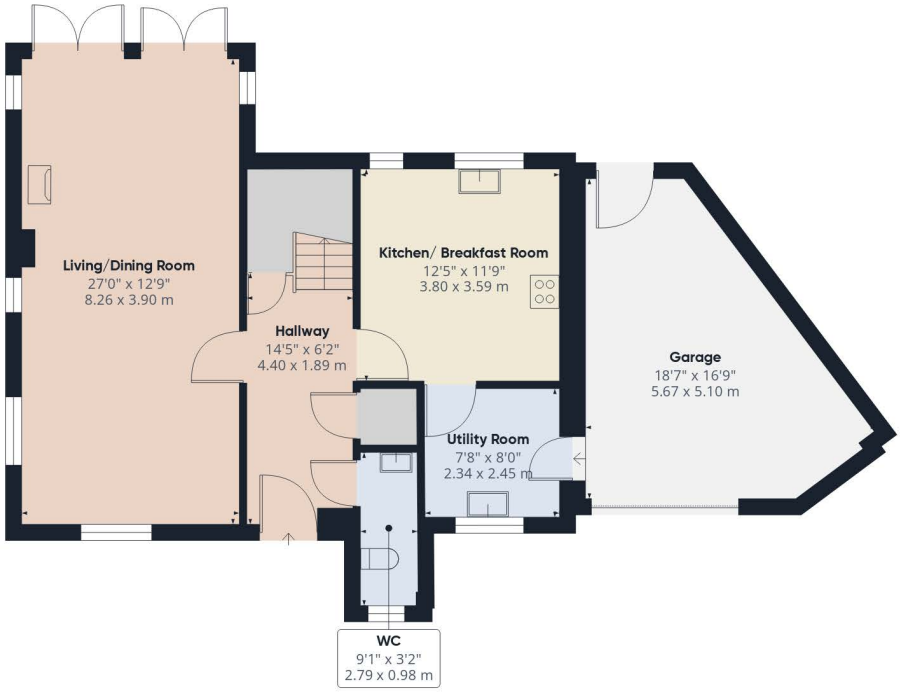




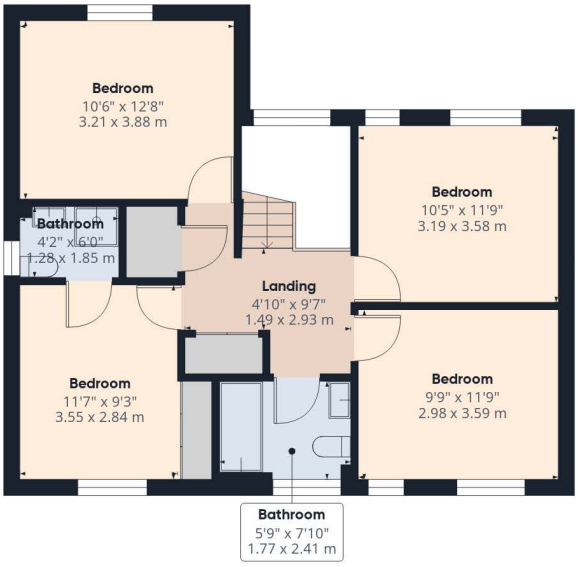




Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01822 600700** for more information or to arrange an accompanied viewing on this property.



Floor 0



Floor 1

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01822 600700 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.