



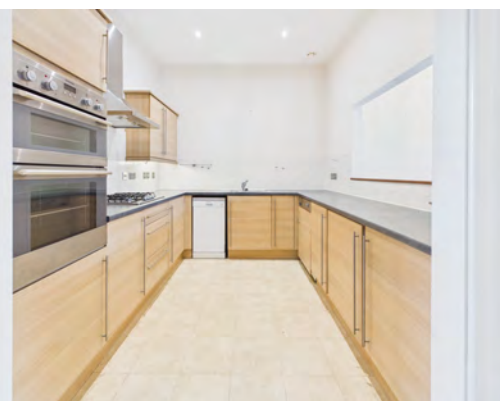
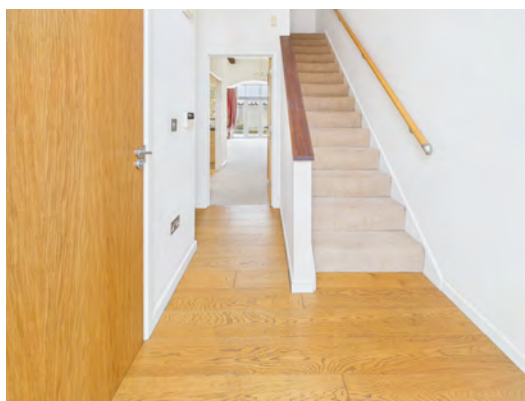
Bond
Oxborough
Phillips

Changing Lifestyles

9 Heritage Park,
Tavistock,
PL19 0BY



Asking Price - £345,000



Changing Lifestyles

01822 600700

9 Heritage Park, Tavistock, PL19 0BY



- Former foundry conversion
- Original 2009 show home
- Three/four double bedroom home
- Spectacular double-height lounge/diner
- Balcony with elevated town views
- Private enclosed courtyard garden
- Allocated parking space
- No onward chain
- EPC - D



Perfectly positioned within a short, level walk of Tavistock town centre and the highly regarded Mount Kelly College, this exceptional Grade II Listed former foundry conversion offers a unique blend of character, space and contemporary comfort. Originally converted in 2009, this particular home was the original show home and is offered to the market with no onward chain.

From the moment you step inside, the property's heritage is immediately apparent. A welcoming entrance hall leads to a versatile study, ideal for home working or as a fourth bedroom, together with a convenient cloakroom. The stylish kitchen is well appointed with a comprehensive range of fitted units, integrated appliances, a gas hob and double electric oven, providing an ideal space for both everyday living and entertaining.

The true centrepiece of the home is the spectacular open-plan lounge/dining room. Boasting soaring double-height ceilings that celebrate the building's industrial past, this impressive space is flooded with natural light and enjoys direct access to the private courtyard garden, creating a seamless connection between indoor and outdoor living.

The first floor offers three generously proportioned bedrooms, two of which open onto a wonderful balcony where you can relax with elevated views across the town and towards the church. The principal accommodation is complemented by a dressing room, useful eaves storage and a beautifully appointed family bathroom.

Outside, the enclosed courtyard garden has been designed for low-maintenance enjoyment, providing a private setting for al fresco dining or entertaining, with gated access leading directly to an allocated parking space.

Further enhancing the home's appeal is gas-fired underfloor heating throughout, delivering efficient, comfortable living across both floors.

Combining striking architectural features, versatile accommodation and an enviable location close to the town centre and excellent schooling, this outstanding home presents a rare opportunity to acquire a truly distinctive property in the heart of Tavistock.

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



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