



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

# Tapson Cottage, Horrabridge, PL20 7QT



**Guide Price - £400,000**



Changing Lifestyles

01822 600700

# Tapson Cottage, Horrabridge, PL20 7QTA



- Rare detached three-bedroom cottage in need of full renovation
- Set in approx. 9.76 acres of land on the edge of Horrabridge
- Fantastic lifestyle opportunity with huge potential
- Range of outbuildings including garage/workshop, former dairy & pole barn
- Adjoining garage with potential for conversion (STP)
- Ideal for smallholding, equestrian use or rural retreat
- Quiet, scenic location with countryside views
- No onward chain – a true blank canvas for the right buyer
- For Sale By Way of Modern Method of Auction



Welcome to Tapson Cottage, an exceptional and rarely available detached cottage nestled on the edge of the sought-after village of Horrabridge, offering an exciting and unique lifestyle opportunity. Bursting with potential, this charming three-bedroom home is in need of complete refurbishment—presenting a blank canvas for those with vision, creativity, and a desire to create something truly special.

Set within an impressive 9.76 acres, the property boasts a wealth of additional features including a range of outbuildings, such as a detached garage/workshop, former block-built dairy, pole barn, further stores, and more—making it ideal for a variety of uses, from hobby farming to equestrian ventures or creative/rural enterprises.

The adjoining garage adds convenience, while the surrounding land offers incredible scope for development, smallholding use, or simply enjoying the tranquility and freedom of expansive countryside living.

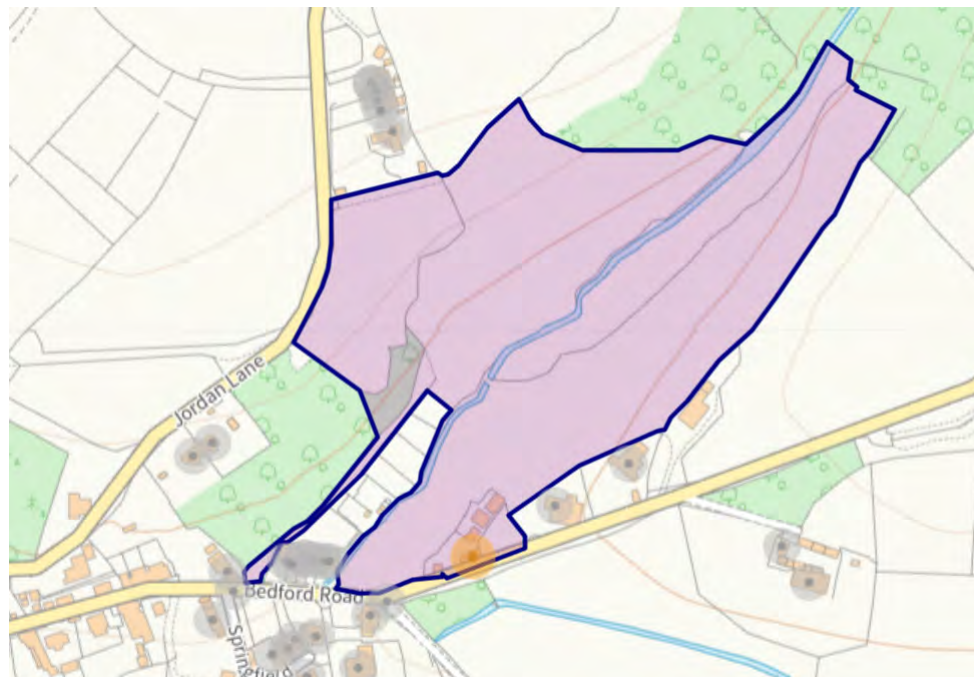
Whether you're dreaming of restoring a character cottage into a stunning rural retreat, developing a smallholding, or seeking a lifestyle change with land and space to grow, Tapson Cottage is a true gem with endless possibilities. Opportunities like this don't come around often—Tapson Cottage is a must-see for buyers with imagination and ambition.



# Changing Lifestyles

The popular village of Horrabridge, nestled along the River Walkham, is well-equipped with local amenities, including a convenience store and two well-regarded pubs. Just a short distance away, the desirable village of Yelverton boasts a charming parade of shops, featuring a mini-supermarket, local butcher, delicatessen, café, and pharmacy. The village also offers a GP surgery, Texaco fuel station, Post Office, and Veterinary Surgery. For sports enthusiasts, there are nearby golf, cricket, tennis, and bowling clubs to enjoy.

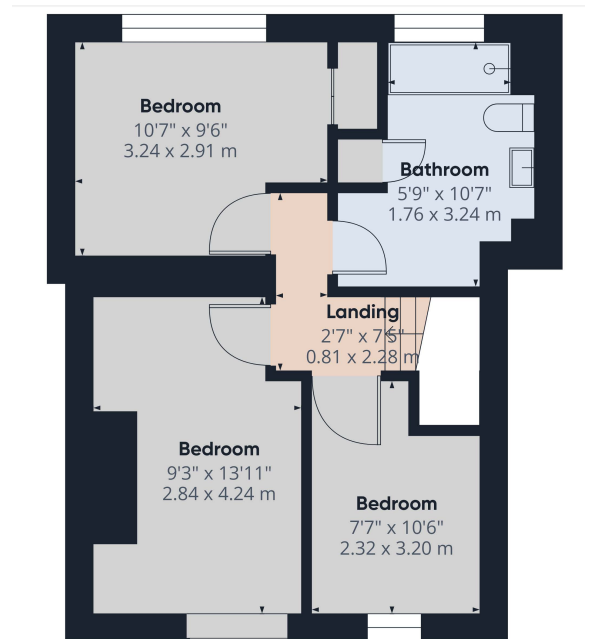
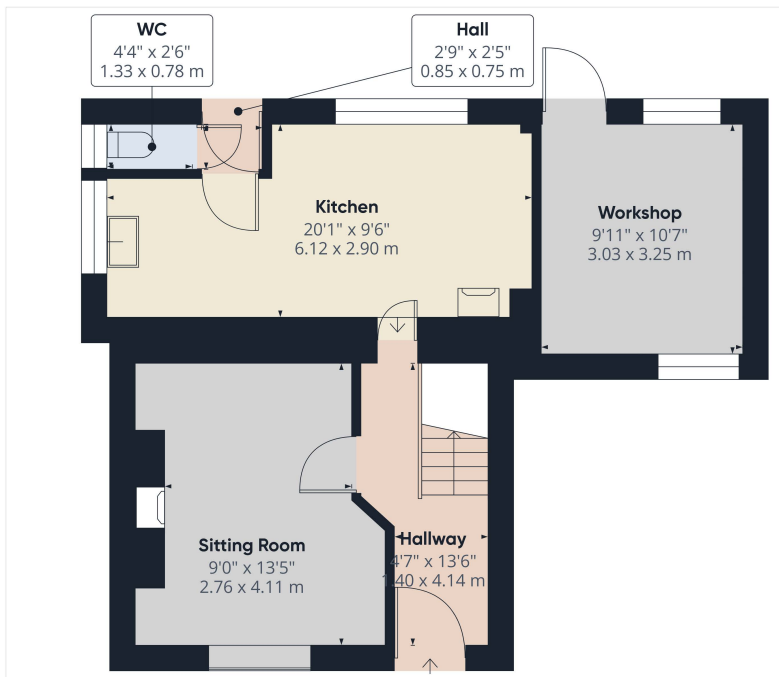
Just 4.5 miles away, the thriving town of Tavistock provides a wide range of shops, schools, and services, including the prestigious Mount Kelly, an independent private school. For those looking to explore further, Plymouth city centre is a mere 10 miles to the south, offering even more amenities and attractions.



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:





#### Auctioneer Comments;

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

### 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 to be negotiated 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.