



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Pippins  
Tavistock  
PL19 8NH



**Asking Price - £799,950**



Changing Lifestyles

01822 600700



# Pippins, Tavistock, PL19 8NH



- Spacious detached home on the outskirts of Tavistock, a sought-after market town
- Over 30 years of happy ownership by the current vendors
- Just under an acre of beautifully maintained grounds with potential for planning permission
- Ideal for dual family living, offering versatile spaces and multiple rooms
- Generous living areas including a light-filled living room and large kitchen/dining room
- Additional studio room, perfect for an office, playroom, or extra reception
- Six bedrooms and two bathrooms on the first floor, providing ample space for families
- Private driveway with off-road parking for several vehicles, plus a double garage
- Electric roller garage doors, solar panels and private water supply



Nestled on the outskirts of the highly desirable market town of Tavistock, this spacious and versatile detached home offers a unique opportunity for those seeking a comfortable family residence with potential for expansion. The current vendors have enjoyed over thirty years of happy ownership, making this property a true family home with a wealth of memories.

Occupying just under an acre of beautifully maintained grounds, the property offers considerable privacy and space. There may also be an opportunity to obtain planning permission for development in one section of the garden, providing further potential for expansion or enhancement. This home is ideal for families looking for room to grow or those interested in the possibility of dual family living, thanks to its generous layout and flexible spaces.

The accommodation, in brief, comprises a welcoming entrance hallway that sets the tone for the home. The light-filled living room provides a comfortable space for relaxation, while the spacious kitchen and dining room is perfect for family meals and entertaining guests. The kitchen is well-equipped with ample storage and preparation space, creating a practical hub for daily life. There is also an additional room, currently used as a studio, which offers flexible options – whether as a further reception room, a home office, or even a playroom for younger family members. A useful utility room, giving access to the double garage and cloakroom complete this level.

On the first floor, you'll find six well-proportioned bedrooms, providing plenty of space for a growing family or guests. These rooms are light and airy, with large windows framing the beautiful surroundings. Two bathrooms serve the upper floor, one of which is an en-suite to the master bedroom, offering added convenience and privacy.

Outside, the property is equally impressive. A long, private driveway leads to the house, providing off-road parking for several vehicles. The double garage offers additional storage space or could be used for a variety of purposes, including a workshop or home gym. To the left-hand side of the property, a large lawn area is beautifully kept and offers a peaceful spot for outdoor activities or relaxation. There is also a further expansive area of lawn to the right-hand side, which enjoys far-reaching views of the surrounding countryside, making it the perfect place for enjoying the outdoors, hosting gatherings, or simply taking in the natural beauty of the location.



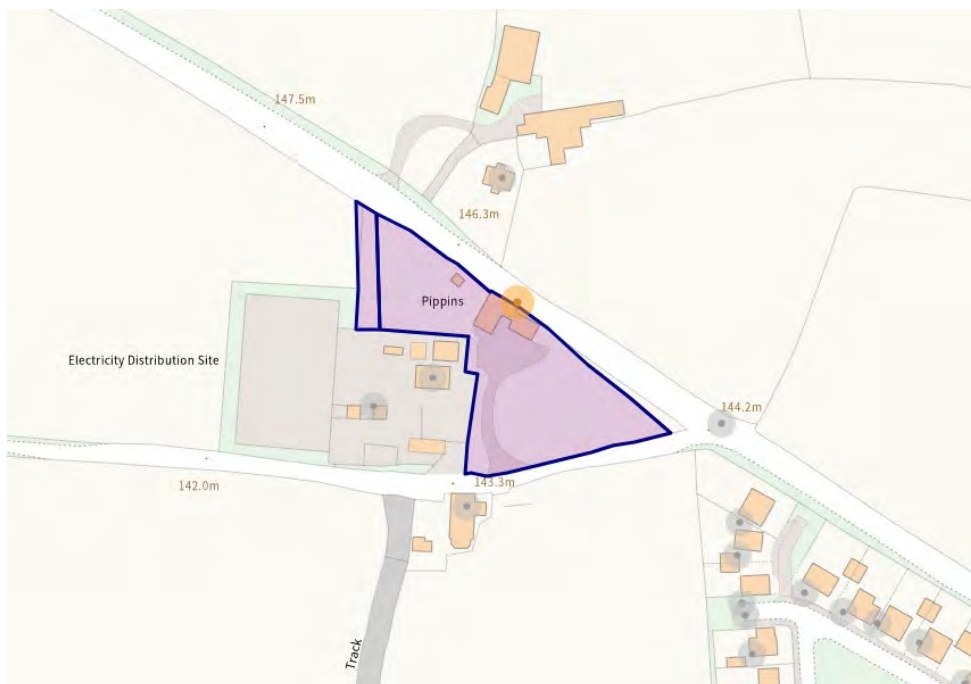


# Changing Lifestyles

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.

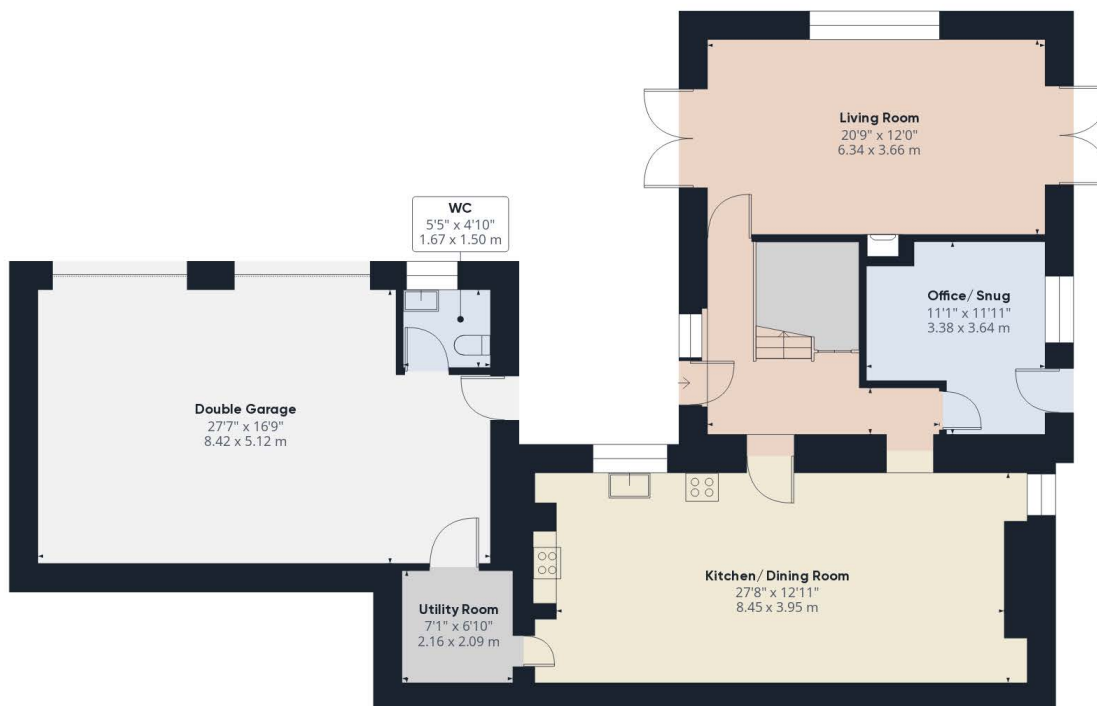
Plymouth, some 15 miles to the south, offers extensive amenities. The cathedral city of Exeter lies some 40 miles to the northeast, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway.



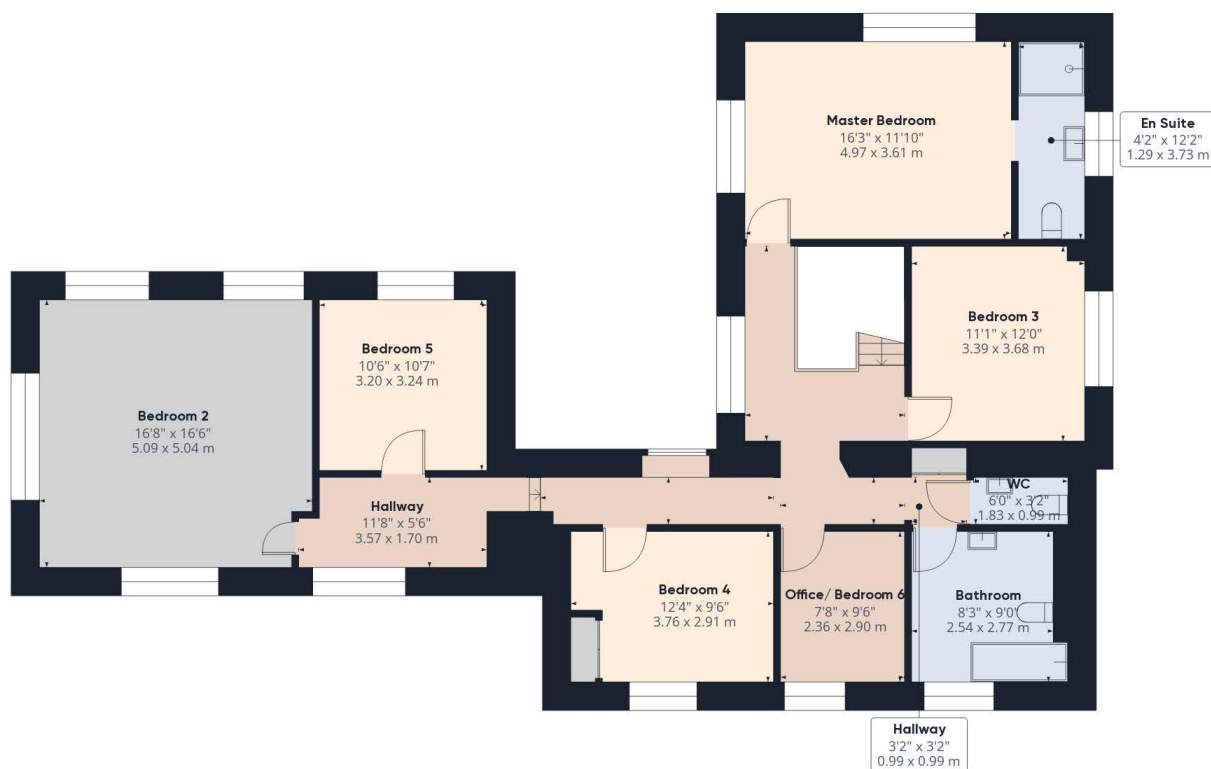
Please do not hesitate to contact  
the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01822 600700**  
for more information or to  
arrange an accompanied viewing  
on this property.

Scan here for  
our Virtual Tour:





Floor 0



Floor 1

## Have a property to sell or let?

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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.

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.