



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

# Chriss Cottage

## Tavistock

### PL19 8PQ



## Asking Price - £475,000



Changing Lifestyles

01822 600700



# Chriss Cottage, Tavistock, PL19 8PQ



- Detached Three-Bedroom Cottage
- Approx. 3.22 Acres with Stables, Just a Short Walk Away
- Generous Garden with Rear Paddock
- Double Garage & Carport
- Stunning Countryside Views
- Idyllic Hamlet Location
- No Onward Chain



Coming to the market for the first time in over 30 years, this much-loved family home offers a rare opportunity to acquire a characterful country cottage with land, nestled in a beautiful rural setting. Full of warmth and original features, the cottage has been a cherished residence for decades and is now ready for a new chapter.

The vendor has advised that all external walls have been fully insulated, helping to enhance comfort and efficiency throughout the seasons.

The heart of the home is undoubtedly the kitchen, fitted with base-level units and featuring an oil-fired Aga that not only adds rustic charm but also provides a cosy heat source during the colder months. There's direct access from here to the garden—perfect for morning coffee or kitchen garden inspiration.

The living room is full of character, with a striking stone fireplace and a feature stove creating a cosy focal point. Light floods in through both front windows and patio doors at the rear, which open out onto the garden and invite the outside in.

Upstairs, the cottage offers two comfortable double bedrooms and a generously sized single, all with charming exposed beams adding to the sense of character and history. The single bedroom also benefits from a walk-in cupboard, which could serve equally well as wardrobe space or a compact study nook. A modern shower room includes an enclosed shower, WC, and basin. The landing features additional storage within the eaves.

The property enjoys a private driveway with a carport and a useful storage cupboard with power connected—ideal for garden tools or outdoor gear. A detached double garage provides excellent additional storage or workspace, and one half includes a gardener's WC and sink.

The garden itself is a real highlight—generous and well-established, filled with mature shrubs, flower beds, and sweeping views across the surrounding countryside. A gate at the rear of the garden opens into a small paddock, securely enclosed by stock fencing—perfect for those with equestrian or smallholding interests.





# Changing Lifestyles

Townlake is a peaceful hamlet located just outside the highly sought-after village of Horsebridge, nestled along the picturesque banks of the River Tamar.

Horsebridge is known for its charm and community spirit, offering a mix of attractive properties and the well-regarded local pub, The Royal Inn, which is popular with residents and visitors alike.

Conveniently positioned almost equidistant between the bustling market towns of Tavistock and Callington, the area enjoys easy access to a wide range of shops, amenities, and services. Surrounded by beautiful countryside, the location is ideal for outdoor enthusiasts, with an abundance of scenic footpaths perfect for walking, cycling, and exploring the unspoilt landscape.



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 Building 1



Floor 1 Building 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.