



Bond
Oxborough
Phillips

Changing Lifestyles

East Hilltown House, Lamerton, Tavistock, PL19 8RR



Guide Price - £895,000



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01822 600700

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- Beautifully presented detached 4-5 bedroom property.
- Private sweeping drive way with turning circle
- Light and bright rooms throughout
- Detached double garage
- Large three room utility area
- Original features and high ceilings throughout
- Substantial ground floor extension
- Elegant sitting room with woodburning stove
- Elevated, commanding position with panoramic views across the rolling Devon countryside
- Idyllic and peaceful setting, yet close to Lamerton, Tavistock, and Dartmoor National Park – perfect for rural living with access to local amenities

On the market for the first time in over 20 years, East Hilltown is a substantial and beautifully maintained detached home, set in an elevated position with panoramic countryside views and nestled within approximately one acre of meticulously landscaped gardens. Originally built in 1936, the property offers generous living space including a dual-aspect sitting room with woodburner, a formal dining room, high-spec kitchen with AGA and Corian worktops, and an extended wing with a boot room, cloakroom, and large utility. With four spacious double bedrooms—one with en suite—and most rooms enjoying far-reaching views, this impressive home also features a sweeping driveway, extended double garage with electric doors, greenhouse, vegetable patch, and summer house, making it a rare and desirable rural retreat.





Location:

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East Hilltown enjoys a superb position on the edge of the sought-after village of Lamerton, which offers a range of local amenities including a fuel station and general store, a primary school, church, village hall, and the highly regarded Blacksmith Arms pub.

Just 1.5 miles away is the charming hamlet of Chipshop, home to another welcoming pub and a well-stocked farm shop. The historic stannary town of Tavistock lies approximately 2.5 miles distant, offering excellent shopping and leisure facilities, including supermarkets, independent retailers, restaurants, and the renowned Pannier Market. A wider selection of amenities can also be found in Launceston, about 10 miles away.

The nearby Dartmoor National Park is celebrated for its dramatic landscapes and offers superb opportunities for walking, cycling, horse riding, and fishing. Golfers are well catered for, with Tavistock Golf Club just 4 miles away, St Mellion Golf Club approximately 12 miles distant, and Yelverton Golf Club around 13 miles away.

Both the North and South Devon coastlines are within easy reach, offering stunning beaches, coastal walks, estuaries, and a wide range of watersports. The Tamar Estuary provides excellent sailing facilities, with marinas in Plymouth, home to the Royal Western Yacht Club.

Plymouth also serves as an ideal base for coastal cruising or Channel crossings.

The area boasts a strong selection of state and independent schools, including the highly respected Mount Kelly Prep School and Kelly College in Tavistock.

Transport links are excellent, with easy access to both the A38 and A30 dual carriageways, offering direct routes to the M5 motorway.

There are mainline rail services from Plymouth, Okehampton, and Exeter, with direct trains to London Paddington (Plymouth to London in approximately 3 hours). Exeter Airport also provides a variety of domestic and international flights.





Internal Description:

On the market for the first time in over two decades, East Hilltown presents a rare opportunity to acquire a distinguished and substantial detached residence, set in a commanding and enviable position with panoramic views that stretch across the rolling Devon countryside from virtually every aspect.

Originally constructed in 1936 to serve the surrounding farmland, this impressive home has been lovingly maintained and significantly improved by the current owners, who have preserved its period charm while sympathetically enhancing it for modern living. Set within approximately one acre of meticulously landscaped gardens, the property exudes a sense of space, privacy, and timeless elegance.

Approached via a long sweeping private driveway, the property immediately impresses with its elevated setting and handsome façade. Stone steps lead to the front entrance, where a generous terrace offers a perfect spot to appreciate the breathtaking rural outlook.

The ground floor accommodation is both spacious and thoughtfully laid out, designed to maximise natural light and the spectacular views. The elegant sitting room, complete with a characterful woodburning stove, offers a warm and inviting space for relaxation. Adjacent is the formal dining room, ideal for entertaining, which flows seamlessly into a recently refitted kitchen of exceptional quality. No expense has been spared here, with bespoke cabinetry, Corian worktops, and a classic AGA range cooker providing a luxurious and practical cooking environment.

Beyond the kitchen lies a substantial extension, adding valuable living and utility space to the home. This includes a large boot room/games room, a well-appointed cloakroom, and an expansive utility room that could easily double as a hobby space or home workshop, offering great flexibility for modern family life.

Upstairs, the accommodation continues to impress. There are three generous double bedrooms on the first floor, each benefitting from dual-aspect windows that frame the surrounding landscape like works of art. The principal bedroom enjoys the luxury of a private en suite bathroom with a shower and bath, while the remaining bedrooms are served by a beautifully presented family bathroom. A further staircase rises to the top floor, where a spacious fourth double bedroom is complemented by its own cloakroom, making it ideal as a guest suite, teenage retreat, or home office.



The Grounds:

Externally, the grounds are a true feature of the property. The extensive gardens have been lovingly landscaped and exceptionally well cared for, offering a range of established planting, ornamental trees, and open lawns. The grounds include a productive vegetable patch, a greenhouse, and a charming summer house, perfect for enjoying warm evenings or quiet afternoons immersed in nature.

A detached double garage, complete with electric doors and a thoughtfully designed extension, provides ample space for vehicles, storage, or workshop use.

East Hilltown is a rare gem – a home of genuine presence and charm, offering generous proportions, outstanding views, and a peaceful, private setting, all within easy reach of the thriving communities of Lamerton, Tavistock, and the dramatic landscapes of Dartmoor National Park.

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Floor 0 Building 1



Floor 1 Building 1



Floor 3 Building 1



Floor 0 Building 2

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