



Bond
Oxborough
Phillips

Changing Lifestyles

1 Edgecumbe Terrace

Milton Abbot

PL19 0PE



Asking Price - £185,000



Changing Lifestyles

01822 600700

1 Edgecumbe Terrace, PL19 0PE



- Charming character cottage in a sought-after village location
- Original 1840s flagstone flooring and period features throughout
- South-facing garden with sun terrace, lawn, raised beds & patio
- Beautiful countryside views, including the Tamar Valley
- Double-glazed windows, woodburner & new boiler for upstairs heating
- Private water supply, offering lower running costs
- Backs onto open farmland for added privacy and tranquillity
- Detached garage and stone piggery providing parking and storage



Nestled in the heart of a sought-after village, this character cottage offers an abundance of charm and a warm, homely atmosphere. Set in a peaceful location with open views over the surrounding countryside and backing onto open farmland, this property presents an idyllic rural retreat.

The cottage retains its traditional appeal, with original flagstone flooring dating back to the 1840s, while also benefiting from modern comforts including double-glazed windows, a woodburner, and a newly installed boiler serving the central heating upstairs. The property is also on private water, offering added independence and reduced utility costs.

Approached via an attractive gated entrance, the property is accessed by a path and steps leading to the front door. The delightful south-facing garden is a true feature, with a gravelled sun terrace, lawned area, raised beds, and an additional patio—perfect for enjoying rooftop views and the scenic Tamar Valley beyond.



To the side and rear of the property, a wide gravelled path offers practical space for storage. A short stroll from the property lies a detached timber and corrugated iron garage, along with a charming stone piggery—both included with the property—providing off-road parking and additional storage or potential for further use.

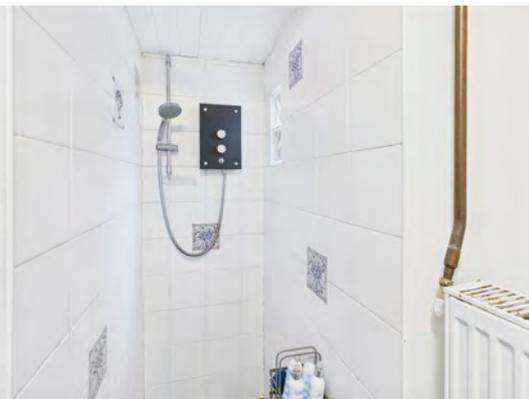
This unique home beautifully blends historic character with modern living and practical features—ideal for those seeking a peaceful lifestyle in a thriving village community.

Changing Lifestyles

The charming village of Milton Abbot in West Devon features a primary school, a well-respected pub, village hall and has a vibrant community spirit. For a broader range of shopping opportunities, the award-winning market town of Tavistock is nearby.

Tavistock, an ancient stannary town on the edge of Dartmoor National Park, boasts a mix of local and national shops, the famous pannier market, a riverside park, leisure centre with swimming pool, and a small theatre. The area is ideal for visitors exploring the town, the surrounding countryside, Dartmoor's wild scenery, and the many picturesque neighboring villages and National Trust properties.

Tavistock offers exceptional educational facilities in both the state and private sectors. The town also provides excellent sporting amenities, including tennis courts, a bowls club, an athletics track, and various football pitches. Golf enthusiasts will find outstanding courses nearby at Yelverton, Tavistock, and St. Mellion. Additionally, there are opportunities for fishing on several local rivers, including the Walkham, Tavy, and Tamar by arrangement.



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

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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.

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.