



Bond
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Changing Lifestyles

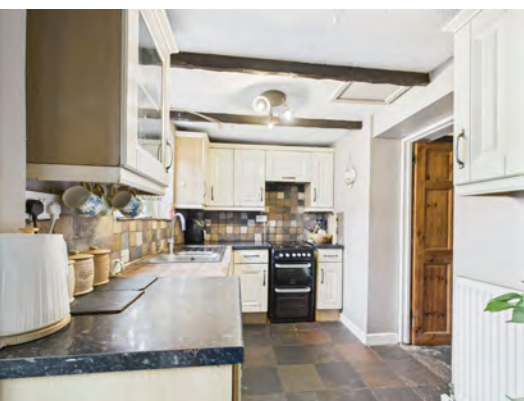
55 Westbridge Cottage

Tavistock

PL19 8DQ



OIEO - £200,000



Changing Lifestyles

01822 600700

55 Westbridge Cottage, Tavistock



- Charming Grade II listed Duke of Bedford cottage full of original character features
- Prime location just a short walk to Tavistock town centre and Meadowlands Park
- Cosy sitting room with exposed beams, stone walls, and open fireplace
- Spacious kitchen/dining area with fitted units and room to dine
- Two generous double bedrooms filled with natural light and warmth
- Front garden with lawn and patio—perfect for relaxing in the sun
- Private rear courtyard with stone outbuilding offering conversion potential (STPP)
- Conveniently close to supermarkets, transport links, and local amenities



Nestled just a short stroll from Tavistock's bustling town centre and the tranquil surroundings of Meadowlands Park, this delightful Grade II listed Duke of Bedford cottage offers the perfect blend of charm, convenience, and character. Positioned close to supermarkets, public transport links, and local amenities, it presents an ideal opportunity for those seeking a unique and historic home in one of Devon's most desirable locations.

Stepping inside, you're greeted by a wealth of original features that reflect the cottage's heritage — including exposed beams, stone walls, and an inviting fireplace with open fire in the cosy sitting room. A door leads through to the well-proportioned kitchen/dining area, which provides ample fitted units and space for dining. The ground floor bathroom is also located just off the kitchen.

Upstairs, the property offers two generously sized double bedrooms, both light-filled and retaining a warm, welcoming atmosphere.

The main garden lies to the front, mainly laid to lawn with a patio seating area, ideal for enjoying sunny afternoons. To the rear, a private courtyard features a stone outbuilding currently used for storage. Subject to the necessary planning permissions (STPP), this space could be transformed into a home office, studio, or hobby room, offering great flexibility for modern living.

Please note: there is a right of way across both the front and rear of the row of cottages.

This charming cottage is a rare find in Tavistock and would suit anyone looking for a character home with convenient access to town, scenic walks, and local amenities.



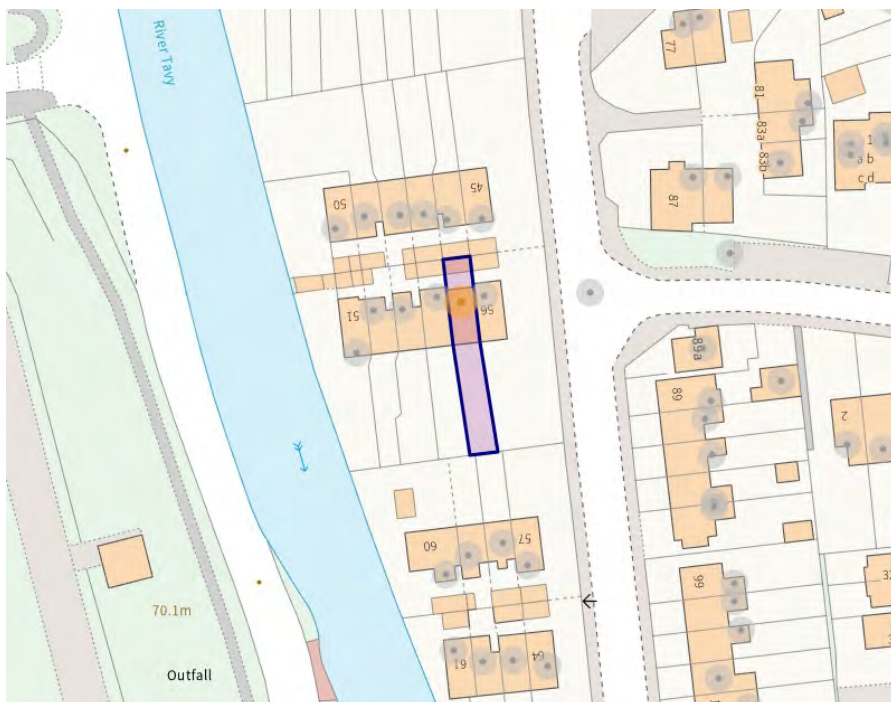
This well-positioned property enjoys a highly convenient location within easy, level walking distance of a variety of everyday amenities. Local schools, a convenience store, petrol station, several supermarkets, nearby bus stops, and the popular Meadowlands Leisure Centre are all close by. The much-loved local park, The Meadows, provides a scenic riverside walk along the Tavy, leading directly to Tavistock's vibrant town centre.

Tavistock is a historic and thriving market town in West Devon, beautifully situated on the western fringe of Dartmoor National Park. With origins dating back to the 10th century, Tavistock is rich in heritage and notably the birthplace of Sir Francis Drake. The town's heart is centred around the elegant Bedford Square, surrounded by handsome 19th-century architecture.

A wide array of amenities are available in the town, including the renowned Pannier Market, an excellent selection of independent and national retailers, cafes, pubs, restaurants, and social clubs. Community facilities are plentiful, including a riverside park, theatre, leisure centre, doctors' surgeries, dental practices, and Tavistock Hospital.

Tavistock offers excellent educational options, with both state and private schools providing primary and secondary education. The town is well-known for its strong community spirit and exceptional recreational and sporting facilities, including tennis courts, a bowls club, golf course, cricket and football clubs, and a well-equipped athletics track.

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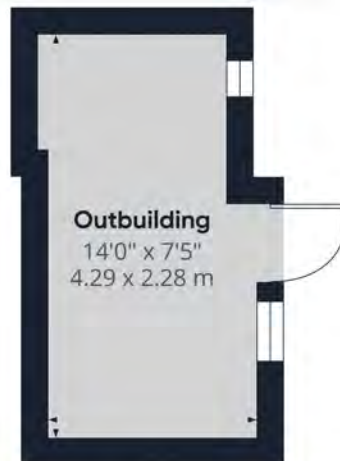
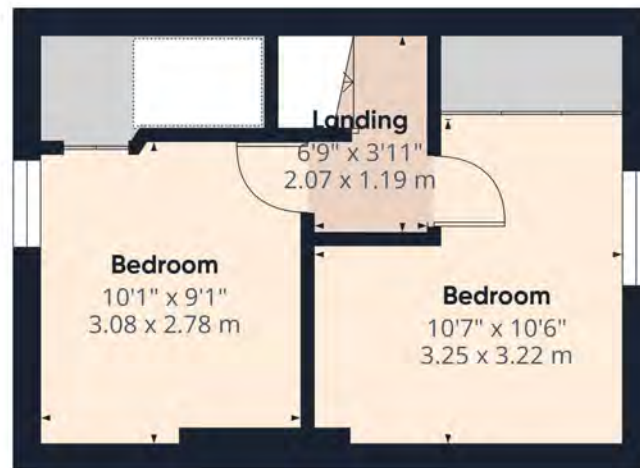
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arrange an accompanied viewing
on this property.

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