



Bond
Oxborough
Phillips

Changing Lifestyles

Rosebank Barn, Tavistock PL19 0NF



Asking Price - £315,000



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01822 600700

Rosebank Barn, PL19 0NF



- High-quality detached barn (approx. 8 years old)
- Open-plan kitchen/living/dining with French doors to garden
- Two double bedrooms (one ground floor)
- Modern shower room and large upstairs shower/ bathroom
- Energy-efficient air source heat pump
- Private garden with decking and lawn
- External utility with mains water, power and loft space.
- Gated access with shared drive and ample parking



Built to a high standard approximately eight years ago, the property is well-maintained and thoughtfully designed, with a modern interior that complements the building's original character.

The ground floor features a bright and spacious open-plan living/kitchen/dining room, providing a superb space for entertaining or relaxing. French doors open directly onto the garden, allowing natural light to flood the space and offering seamless indoor-outdoor living during the warmer months. The well-appointed kitchen area is fitted with a range of modern units and integrated appliances.

Also on the ground floor is a generously sized double bedroom, ideal for guests or those preferring single-level living, along with a stylish shower room fitted with contemporary fixtures and fittings.

Upstairs, the first floor hosts a second double bedroom, which enjoys views over the surrounding countryside. There is also a large family bathroom with a separate shower and modern suite, providing ample space and comfort.

The property benefits from an air source heat pump, offering a more environmentally friendly and energy-efficient heating solution, ideal for those conscious of sustainability and long-term running costs.

Approached via wooden double gates and a shared driveway with the neighbouring property, the home enjoys a good degree of privacy and a welcoming sense of arrival. There is ample off-road parking to accommodate several vehicles.

To the rear, the private garden is thoughtfully landscaped and features a decked patio area—perfect for outdoor dining or enjoying a morning coffee—along with a level lawn bordered by established shrubs. There is also a versatile outdoor structure, equipped with power and lighting. This is currently used by the owner as a utility area—enhancing the property's storage capacity and overall functionality.



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The property is set in a delightful location on the outskirts of this moorland village, which is about 5 miles north of the market town of Tavistock. The village has a parish church, village hall and local bus services to Tavistock and Okehampton.

Within Tavistock there is an excellent variety of educational, recreational, cultural and shopping facilities, including both primary and secondary schools (State and Private including Mount House, Kelly College), a health centre, veterinary practice, banks, churches, hotels, shops and offices.

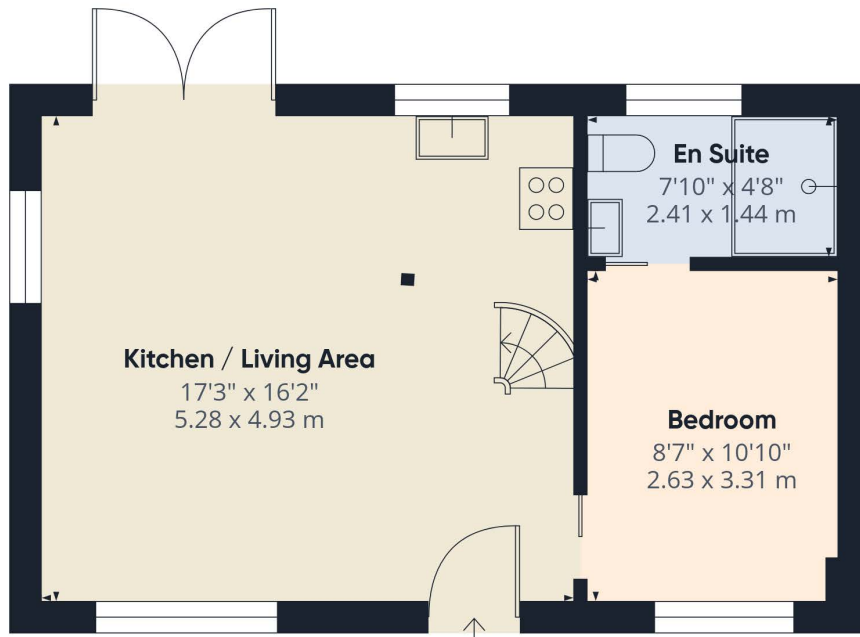
The Historic Naval city of Plymouth, 18 miles to the South, offers extensive further amenities including a regular train service via Exeter to London. There are local bus and school services, whilst the A30, just 8 miles to the North, and the A38 at Plymouth, both facilitate rapid access to the South-West, Exeter (38 miles) and the M5 motorway. Sporting facilities in the area are excellent. The Dartmoor National Park extends to over 300 square miles providing ample opportunities for walking and riding.



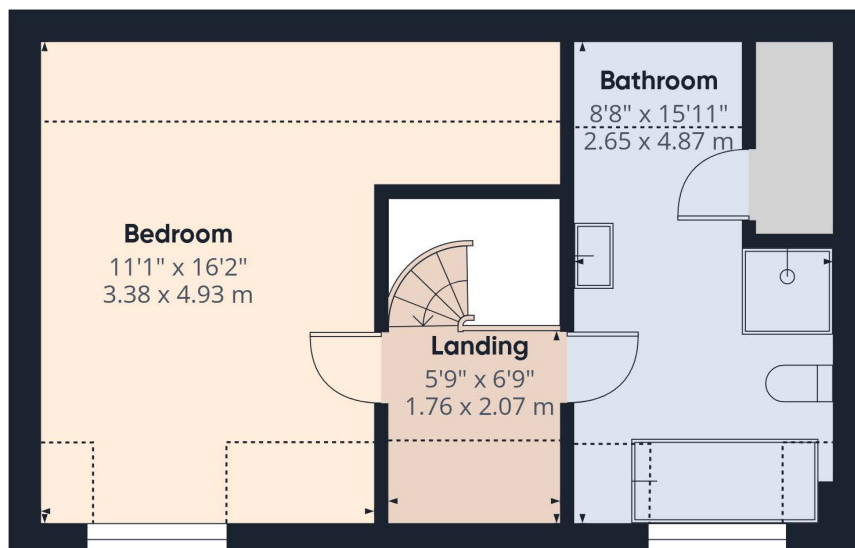
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Floor 0



Floor 1

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