



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Moor View,  
Mary Tavy,  
PL19 9QA



Period charm, equestrian land, and Dartmoor on your doorstep

**Offers Over £699,950**



Changing Lifestyles

01822 600700



# Moor View, Mary Tavy, PL19 9QA



- Handsome detached 1850s family home with period charm
- Four bedrooms, two receptions, garden room and office
- Annexe potential / bedroom five
- South-facing gardens offering a private retreat
- Equestrian Facilities with 2 Stables  
Grazing & Woodlands
- Within walking distance of Dartmoor
- Garages/workshop
- Parking for 3-4 vehicles with rights of way
- All set within a plot of Approx 3 Acres

Moor View is a charming detached family home, dating back to around 1850, that beautifully blends period character with modern comfort.

Set in generous gardens and grounds in the sought-after village of Mary Tavy, it enjoys wonderful countryside views and offers versatile living spaces, including a sitting room with stone fireplace and woodburner, a dining room with multi-fuel stove, a practical kitchen, and flexible ground floor rooms such as a garden room, office, and additional bedroom with annexe potential.

Upstairs are four bedrooms and a family bathroom, while outside the extensive gardens, mature planting, and range of outbuildings provide endless opportunities for hobbies, livestock, or simply enjoying the peace and privacy of this rural setting.



# Internal Description:

This detached family residence, dating back to around 1850, offers a rare opportunity to acquire a characterful rural home that blends period charm with modern convenience.

Set within generous gardens and grounds in the sought-after village of Mary Tavy, the property enjoys wonderful views of the surrounding countryside and provides versatile living spaces, substantial outbuildings, and scope for a variety of uses. With its combination of elegance, practicality, and tranquillity, Moor View represents a truly special family home.

The property is approached through an inviting entrance porch with original tessellated flooring, setting the tone for the character found throughout. A welcoming lobby and hallway lead into the main reception rooms, beginning with the sitting room. Here, a large windows give views of the gardens, while an exposed stone fireplace with slate hearth houses a woodburning stove, and a beamed ceiling adds warmth and historic charm.

At the front of the house, the dining room features a deep-silled window, a brick fireplace recess with multi-fuel stove, and fitted shelving, making it an ideal space for family gatherings or entertaining. This flows naturally into the kitchen, which is fitted with a range of base and wall units, work surfaces, and space for appliances, forming a practical and sociable heart to the home.

The ground floor also offers excellent flexibility, including a delightful garden room filled with natural light from windows on three sides, exposed beams, and direct access to the patio. In addition, there is a well-positioned office and a further versatile room, currently used as an additional bedroom. With its own external door, this adaptable space presents outstanding potential as a studio, guest suite, or even a self-contained annexe, making it a particularly valuable feature of the home.

A split landing rises to the first floor where four well-proportioned bedrooms continue the home's sense of charm and character. The principal bedroom enjoys particularly lovely views over the gardens and surrounding countryside, while the remaining rooms offer flexibility for family, guests, or workspaces. The generous family bathroom provides both bath and shower facilities.

The house is complemented by extensive gardens and grounds, providing a wonderful setting for family life, entertaining, and outdoor pursuits. Mature trees and established planting create an attractive landscape, with several seating areas from which to enjoy the views. A range of outbuildings add further appeal, whether for storage, hobbies, or conversion opportunities, and the generous acreage offers scope for keeping animals, growing produce, or simply enjoying the peace and privacy of the rural setting.











## Outside:

Approached via a gravelled driveway with parking for three to four vehicles, the property also benefits from a garage/workshop with an attached potting shed, both with scope for a variety of uses or conversion (subject to the necessary planning consents). The mature, predominantly south-facing gardens are a highlight—beautifully landscaped with a diverse range of plants and shrubs, private seating areas, a productive vegetable plot with two greenhouses and sheds, a feature pond, and an abundance of wildlife, particularly birdlife.

Beyond the gardens lies additional land, ideal for equestrian or smallholding use, featuring two stables and offering easy access to the open moorland of Dartmoor — perfect for riding, walking, and enjoying the surrounding natural beauty.

We understand the gravelled drive is in the ownership of Moor View, with the neighbouring property having a right of way to access their garage.

This is an exceptional opportunity to acquire a character home in a sought-after location, offering space, tranquillity, and direct access to some of Devon's most breathtaking countryside.



# Location:

# Changing Lifestyles

The property enjoys a desirable position on the fringes of the charming village of Mary Tavy, set just along Chapel Lane and approached via a gravelled driveway that leads to a generous parking area. Nestled within extensive and beautifully maintained gardens, it offers a wonderful sense of privacy and seclusion while still being conveniently close to village amenities. The south-facing gardens, thoughtfully landscaped and brimming with mature trees, shrubs, and vibrant planting, provide a truly idyllic setting for the property and create a peaceful rural retreat.

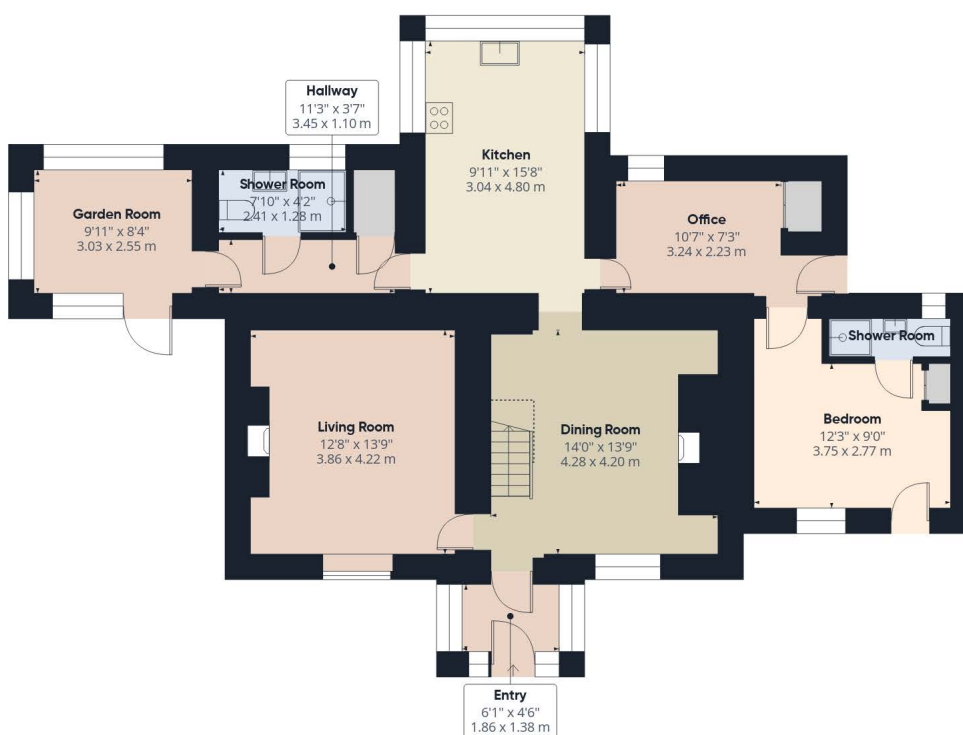
Mary Tavy itself is a welcoming and well-regarded village, located approximately 4 miles north of the historic market town of Tavistock and lying on the edge of the Dartmoor National Park, an area renowned for its stunning natural beauty, rugged landscapes, and endless opportunities for walking, cycling, and outdoor pursuits. The village offers a good range of local facilities, including a primary school, post office, church, and two traditional inns, each with its own character and charm. There is also the convenience of a private bus service linking the village with Tavistock, which provides a wider selection of shops, supermarkets, leisure facilities, and secondary schooling.



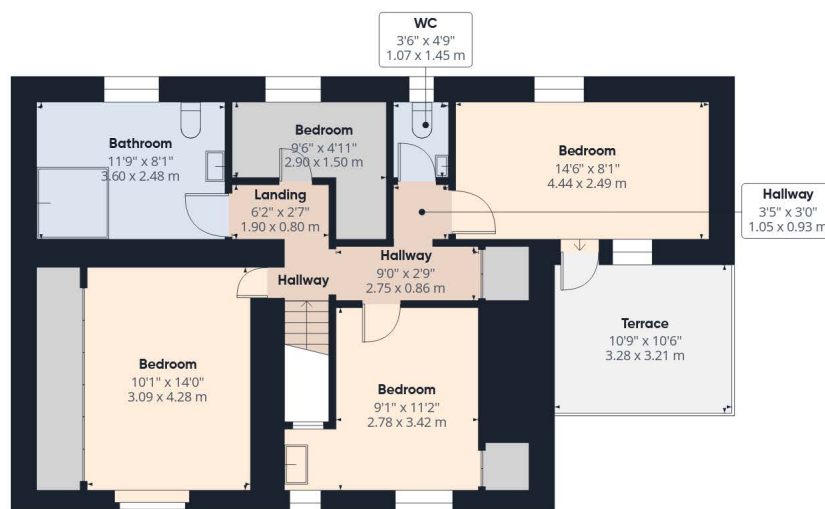








**Floor 0**



**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.

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