



Bond
Oxborough
Phillips

Changing Lifestyles

Hilltown Cottage, Lamerton, Tavistock, PL19 8RR



Guide Price £350,000



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01822 600700

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- Peaceful village location with no onward chain
- Two spacious double bedrooms with built-in wardrobes
- Generous sitting/dining room with inglenook fireplace and log burner
- Kitchen with oil-fired Rayburn and gas hob
- Ground floor shower/utility room and first-floor family bathroom
- Gated parking area and attached open-fronted garage
- Enclosed courtyard and private garden with mature planting
- Historic site with Domesday Book connections



Tucked away in a peaceful village setting, this charming period cottage has been cherished by the current owners for over 25 years and is now offered to the market with no onward chain.

Brimming with warmth and traditional character, the home offers a delightful blend of original features and comfortable living, with accommodation comprising two spacious double bedrooms, two bath/shower rooms, and a generously sized sitting/dining room anchored by a magnificent inglenook fireplace with a log-burning stove set on a granite hearth.

Throughout the property, character details abound, including exposed beams and stonework, slate flooring, ledged timber doors, and beautiful timber floorboards. The original covered storm porch provides a traditional front entrance, though everyday access is often through the rear porch, which opens into a slate-floored hallway with stairs leading to the first floor. The country-style kitchen/breakfast room is well appointed with a range of cabinets and an oil-fired Rayburn range, and a separate electric oven with a 4-ring gas hob. A ground floor shower/utility room adds further practicality.



Upstairs, both double bedrooms feature built-in wardrobes, and the larger of the two enjoys a dual aspect. A bright and neatly finished family bathroom with a white three-piece suite completes the accommodation. Historically, the cottage was arranged with three bedrooms, and it remains perfectly feasible to reinstate this original layout if desired.

Outside, the property benefits from a gated tarmac parking area and an attached open-fronted garage with internal lighting. A few steps lead up to a sheltered rear courtyard – an ideal suntrap – and a gravel pathway winds past a neighbouring cattle barn to reach the principal garden. This lovely, private outdoor space is filled with established planting including roses, camellias, a magnolia, and a flowering cherry, offering a peaceful retreat for gardening enthusiasts and nature lovers alike.

A timber tool shed and pergola add further charm. While the cottage itself is not Listed, the site is steeped in history, with records of settlement dating back centuries and mention in the Domesday Book, adding a rich sense of heritage to this unique and characterful home.

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Hilltown Cottage 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.

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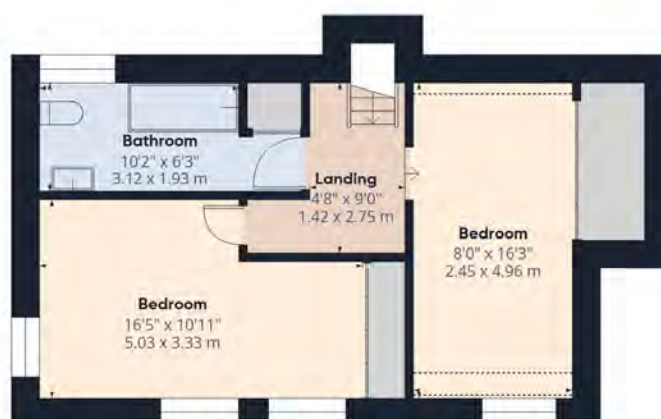
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Floor 1

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