



Bond
Oxborough
Phillips

Changing Lifestyles

Lanherne,
Tavistock,
PL19 9DD



£2,250 Per Month



Changing Lifestyles

01822 600700

Lanherne, Tavistock, PL19 9DD



- Large wraparound garden with mature plants and stone features
- Detached shed currently used as a games room
- Internal access to main garage plus use of 2 garages
- Stunning views over Tavistock from upper rooms
- Quiet, sought-after location on Chollacott Lane
- Council Tax - G
- EPC - D



Tucked away in the peaceful and highly desirable Chollacott Lane, this impressive five/ six bedroom residence offers generous living space, wrap around gardens, and versatile accommodation perfect for families or those needing extra space to work from home.

Set back from the road, the property benefits from two of three available garages and a large garden adorned with mature flowers, stone sculptures, and a sizable detached shed—currently used as a games room—offering endless potential.

Upon entering, you're greeted by a spacious entrance hallway that sets the tone for the size and flow of the home. To the left, a reception room is currently arranged as a ground-floor double bedroom, providing flexibility for guests or elderly relatives, or could be used as a formal dining room.

Opposite, you'll find a large, light-filled living area that seamlessly connects to a second reception/conservatory space—ideal for entertaining or creating a relaxed family hub. A ground-floor shower room adds further convenience, particularly for multi-generational living.

At the heart of the home is a generously proportioned kitchen/ dining room with ample storage and workspace, flowing into a separate utility area with internal access to the main garage. Towards the rear, there's an additional office space—perfect for remote working—as well as a further reception room currently set up as a children's playroom.

Upstairs, the property boasts five well-proportioned double bedrooms, each offering ample space and beautiful views across Tavistock. A family bathroom and separate WC complete the first-floor accommodation.

Outside, the garden wraps around the property, creating a private and tranquil outdoor retreat. The space includes a detached garage, a large shed converted into a games room, a potting shed, and established planting throughout. This is a rare opportunity to enjoy substantial living space in a quiet, sought-after location, all within easy reach of Tavistock's amenities and countryside walks.

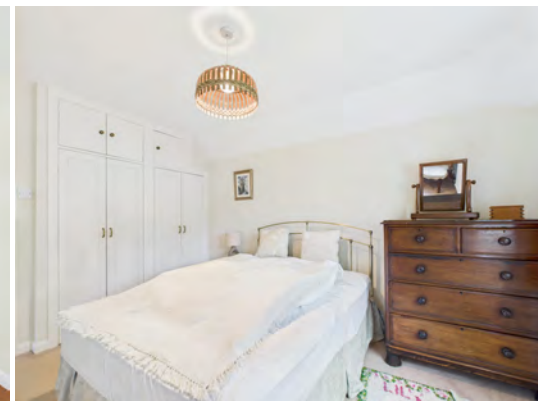


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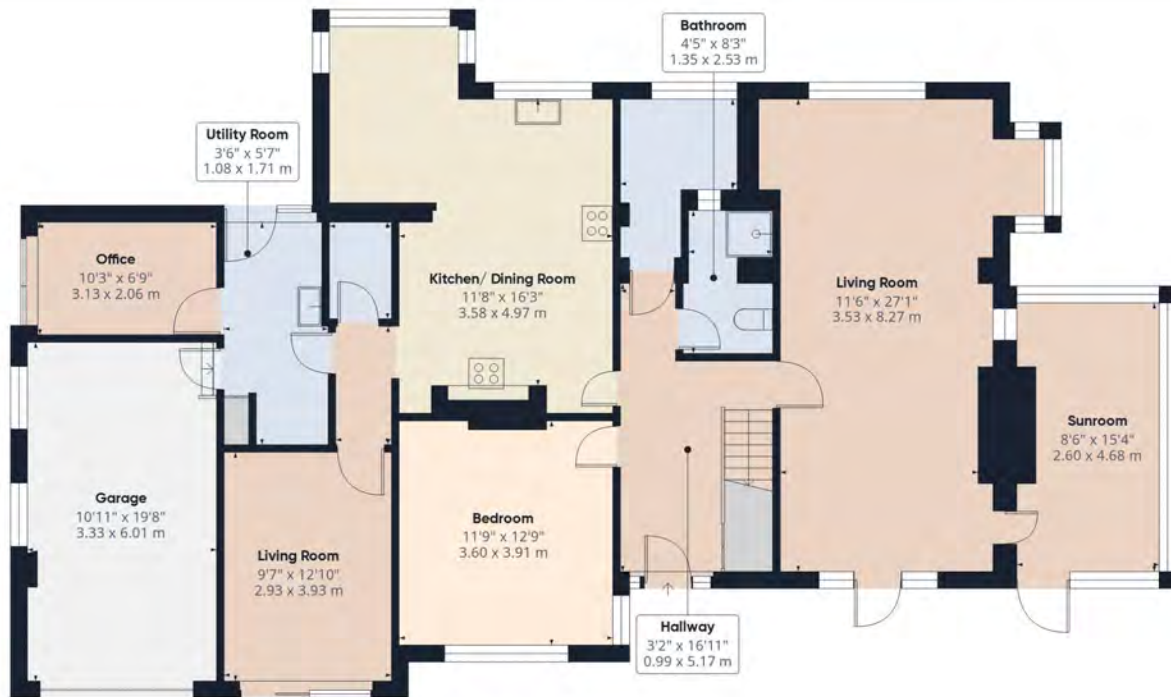
Tavistock is a thriving stannary market town in West Devon, nestled on the western edge of Dartmoor National Park. Tavistock is an ancient town, rich in history dating back to the 10th century and famed for being the birthplace of Sir Francis Drake. Largely the 19th-century town centre is focused around Bedford Square which is a short stroll from this property.

The town offers a superb range of shopping, boasting the famous Pannier Market and a wide range of local and national shops. Also there are public houses, cafes, restaurants, social clubs, riverside park, leisure centre, theatre, doctors surgery, dentists and Tavistock Hospital. There are excellent educational facilities including primary and secondary schools in the state and private sector. The town has superb recreation and sporting facilities including; Tennis club, bowls club, golf club, cricket clubs, football club and athletics track.

Plymouth, some 15 miles to the south, offers extensive amenities. The cathedral city of Exeter lies some 40 miles to the northeast, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway.



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.



Floor 0 Building 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.

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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 required 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.