



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 1, Grenofen Manor

Tavistock

PL19 9ES



Asking Price - £475,000



Changing Lifestyles

01822 600700

Flat 1, Grenofen Manor



- Beautifully restored former manor house
- Set within mature parkland and Devon countryside
- Stylish renovation with retained character
- Excellent access to riverside and woodland walks
- Direct access to Drake's Trail
- Easy reach of Yelverton and Dartmoor
- Highly sought-after rural yet convenient location
- Beautiful surrounding views and countryside setting
- Double garage with generous parking
- EPC - D
- Council Tax - C



Approached via a private road, Grenofen Manor enjoys a truly breath-taking outlook over the Walkham Valley and occupies an idyllic, peaceful setting within approximately three acres of mature parkland and adjoining pastureland. The property is beautifully positioned, with some of the finest views enjoyed from the principal rooms of Number One, which sits proudly on the south-west corner and opens directly onto its own private section of a long terrace.

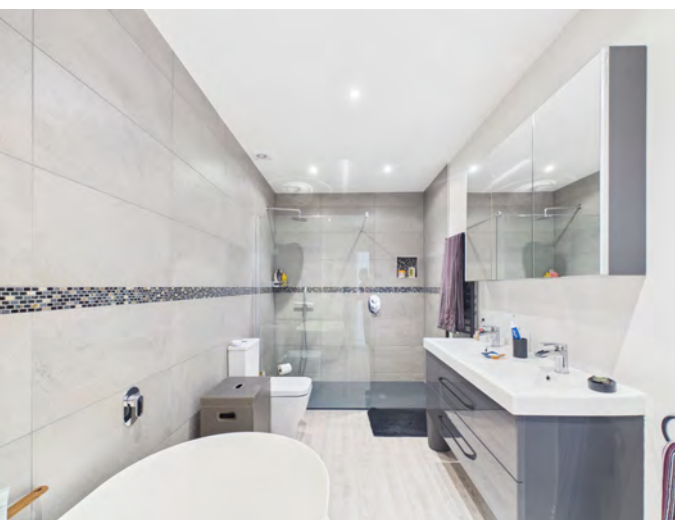
The interior offers generously proportioned and light-filled accommodation, which has been well maintained and now presents an excellent opportunity for general internal updating. The current owner has fully renovated the property throughout, creating a tasteful and contemporary finish while retaining its inherent charm and character, with a warm cottage-style feel evident throughout.

The entrance is through a glazed porch leading into a welcoming hallway, which provides access to the main sleeping accommodation on the upper floor. From this central space, a kitchen/dining room flows naturally into a bright, double-aspect sitting room with bay features, creating an inviting and sociable living area. A further corridor leads to a useful utility/laundry room and continues to a south-facing study or fourth bedroom, served by a nearby shower room/WC.

Upstairs, there are three well-presented double bedrooms, each benefiting from en-suite facilities. The south-facing bedroom enjoys an adjacent bathroom, while another bedroom faces west and includes fitted wardrobes with an en-suite shower room. The principal bedroom is particularly impressive, enjoying a dual south and west aspect with far-reaching views, fitted wardrobes, a dressing area, and an en-suite bathroom.

Externally, the property is approached via a tarmac driveway leading to the rear of the manor and a gravelled parking area, where Number One benefits from allocated parking as well as a detached double garage with electric up-and-over door, lighting, and power.

Maintenance charges: £850 per quarter.



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Set within an idyllic rural setting, Grenofen Manor is a beautifully restored former manor house enjoying an elevated position overlooking the picturesque Walkham Valley. The property combines the charm and presence of its historic origins with a peaceful countryside atmosphere, surrounded by mature parkland and rolling Devon landscape. Despite its tranquil feel, it is conveniently located just a short distance from Tavistock, a vibrant and highly regarded market town offering a wide range of amenities, shops, cafés, and leisure facilities.

The area is particularly prized for its exceptional walking opportunities, with immediate access to scenic riverside paths along the River Walkham, as well as the renowned Drake's Trail, which provides a stunning route through woodland and countryside directly linking to Tavistock and Yelverton. Grenofen Bridge and the surrounding moorland further enhance the appeal, offering endless opportunities to explore the natural beauty of the edge of Dartmoor. This unique combination of peaceful seclusion, historic character, and close proximity to Tavistock makes the location both highly desirable and wonderfully convenient.



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