



Bond
Oxborough
Phillips

Changing Lifestyles

Bridge Cottage

Tuckermarsh

PL20 7HB



Asking Price - £525,000



Changing Lifestyles

01822 600700

Bridge Cottage, Tuckermarsh, PL20 7BH



- Approximately Half an Acre of Landscaped Gardens
- Peaceful, Private, Rural setting with a South-Westerly aspect
- Two Double Bedrooms, including principal bedroom with Sun Deck Balcony
- Attached third bedroom/annex with en suite facilities.
- Characterful Sitting Room with Feature Fireplace
- Kitchen with traditional Rayburn and adjoining Dining Area
- Conservatory and Ground Floor Shower Room/Utility
- Ample Off-road Parking with two separate vehicular access points
- Detached Double Garage/Workshop
- EPC - F



Nestled within approximately half an acre of landscaped grounds, this unique detached home enjoys an idyllic rural setting offering an exceptional degree of privacy and tranquillity. Originally converted in the 1950s, the property has been sympathetically enhanced over the years to create a truly special home that seamlessly blends character, charm and modern comfort.

The well-presented accommodation is arranged over two floors and briefly comprises an entrance porch leading into a welcoming hallway, a well-appointed kitchen featuring a traditional Rayburn, with steps leading to the dining area, a cosy sitting room/snug with an attractive feature fireplace, a light-filled conservatory overlooking the gardens, and a useful shower room/utility on the ground floor.

Upstairs, there are two generous double bedrooms, including a superb principal bedroom with doors opening onto a delightful south-westerly facing sun deck balcony, where far-reaching views across the gardens and surrounding woodland can be enjoyed. A well-appointed family bathroom completes the first-floor accommodation.



The grounds are a particular highlight of the property. Lovingly transformed by the current owners, the south-westerly facing gardens provide a peaceful haven with beautifully maintained flower beds, mature trees and an array of patio and decking areas, perfectly positioned for outdoor dining, entertaining or simply enjoying the peaceful surroundings.

The property is approached via two separate vehicular access points, providing ample off-road parking for six or more vehicles. In addition, there is a Detached, professionally constructed workshop built to the highest standards under the supervision of Devon Building Control. Boasting a mains three-phase electricity supply, this highly versatile space is arranged over two floors and would be a dream for any vintage vehicle or steam enthusiast. Equally, it lends itself to a wide variety of other uses.

This is a rare opportunity to acquire a distinctive home in a truly picturesque setting, combining rural seclusion with convenient access to the nearby villages of Bere Alston and Tavistock, as well as the city of Plymouth.

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This property is situated in Tuckermarsh, overlooking the picturesque Tamar Valley, an Area of Outstanding Natural Beauty. The nearby village of Bere Alston, set on the banks of the River Tamar, is a thriving community surrounded by beautiful countryside and scenic walking routes. It offers a good range of everyday amenities, including local shops, a primary school, and other essential services.

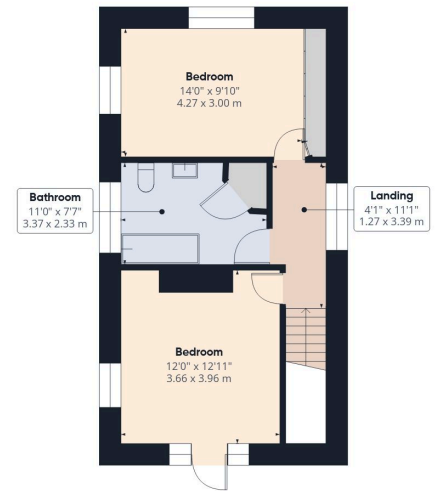
Bere Alston is conveniently located approximately six miles from Tavistock and sixteen miles from Plymouth, both of which provide an extensive range of shopping, leisure, and educational facilities. The village also benefits from regular rail services to Plymouth, along with frequent bus connections to both Plymouth and Tavistock, making it well connected for commuters and day-to-day travel.



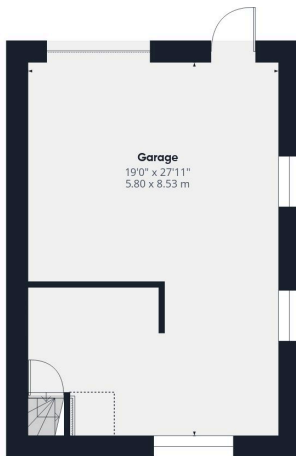
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01822 600700** for more information or to arrange an accompanied viewing on this property.



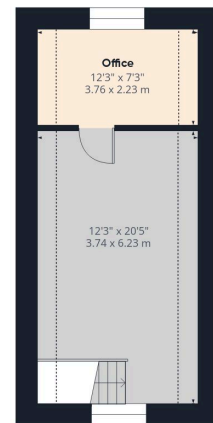
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

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If you are considering selling or letting your home, get in contact with us today on 01822 600700 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

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 advised 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.