



Bond
Oxborough
Phillips

Changing Lifestyles

14 The Parade
Milton Abbot
PL19 0NZ



Asking Price - £330,000



14 The Parade, PL19 0NZ



- Grade II Listed Cottage
- 3 Double Bedrooms
- Spacious Kitchen/Dining Room
- Welcoming Living Room
- Large, separate Allocated Garden
- Gravelled Rear Seating Area and useful adjoining Storage Shed
- Detached Timber Garden Room, available by separate negotiation
- Rural Village location
- EPC - E



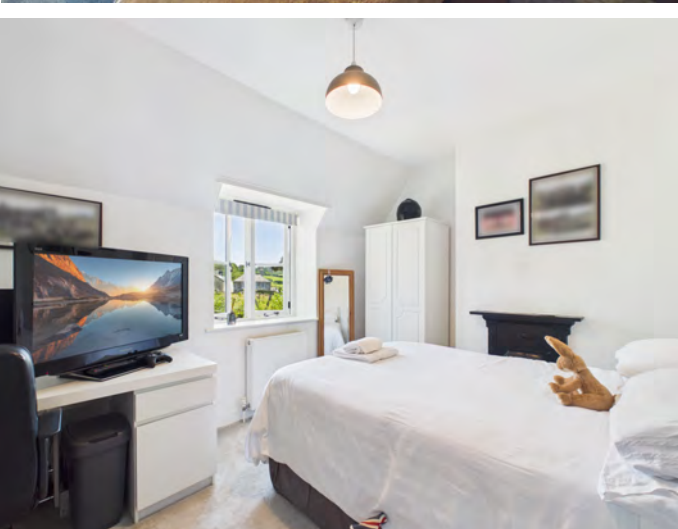
Occupying an enviable position in the heart of the highly sought-after village of Milton Abbot, this beautifully refurbished Grade II listed cottage, attributed to Sir Edwin Lutyens, enjoys delightful views towards the village church. Combining timeless character with tasteful contemporary improvements, the property has been sympathetically updated to preserve its wealth of original charm while providing comfortable modern living.

The well-balanced accommodation comprises an inviting entrance hall, a welcoming lounge with an abundance of character, and a stylish kitchen/dining room, ideal for both everyday living and entertaining. Upstairs are three generous double bedrooms and a beautifully appointed family bathroom. Throughout the home, attractive slate and solid wood flooring complement the period features, while oil-fired central heating ensures year-round comfort. The property is presented in excellent decorative order, making it ready to move straight into.

The cottage enjoys attractive, low-maintenance gardens to both the front and rear. The enclosed front garden is bordered by traditional stone walling and is predominantly gravelled with established planting, creating an attractive approach to the property.

To the rear, the garden is arranged over two levels with charming stone wall boundaries. Designed for ease of upkeep, it features gravelled seating areas, mature hedging and a pathway leading to a useful external store adjoining the house.

A particular feature of the property is the separate allocated garden, accessed via a gateway to the side of The Parade. Predominantly laid to lawn and bordered by mature hedging, this delightful space offers a high degree of privacy and includes a paved seating area, a summer house and a further gravelled section with space for keeping chickens or creating a productive kitchen garden. A wonderful extension of the property, it provides an ideal setting for relaxing, gardening or enjoying the outdoors.



Available by Separate Negotiation: Situated within the rear garden is a substantial detached timber garden room, currently utilised by the vendors as a home office. Well-suited for those working from home, the space is fully insulated and finished with laminate flooring. It benefits from power, internet and telephone connections, UPVC double-glazed windows, and a UPVC entrance door, creating a versatile environment that could also lend itself to a studio, hobby room or home gym.

Changing Lifestyles

The charming village of Milton Abbot in West Devon features a primary school, a well-respected pub, village hall and has a vibrant community spirit. For a broader range of shopping opportunities, the award-winning market town of Tavistock is nearby.

Tavistock, an ancient stannary town on the edge of Dartmoor National Park, boasts a mix of local and national shops, the famous pannier market, a riverside park, leisure centre with swimming pool, and a small theatre. The area is ideal for visitors exploring the town, the surrounding countryside, Dartmoor's wild scenery, and the many picturesque neighboring villages and National Trust properties.

Tavistock offers exceptional educational facilities in both the state and private sectors. The town also provides excellent sporting amenities, including tennis courts, a bowls club, an athletics track, and various football pitches. Golf enthusiasts will find outstanding courses nearby at Yelverton, Tavistock, and St. Mellion. Additionally, there are opportunities for fishing on several local rivers, including the Walkham, Tavy, and Tamar by arrangement.



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for more information or to
arrange an accompanied viewing
on this property.



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.

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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.