



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

4 Venn Hill  
Milton Abbot  
PL19 0NY



**Asking Price - £279,950**



Changing Lifestyles

01822 600700

# 4 Venn Hill, Milton Abbot, PL19 0NY



- Charming & deceptively spacious cottage - Grade Two listed
- Three double bedrooms
- Spacious sitting room with log-burning stove
- Characterful bay window with church views
- Separate dining room & kitchen
- Utility room & ground-floor shower room
- Generous over 100ft south-facing garden with, orchard, pond, summerhouse & shed
- Central village location within walking distance of the primary school
- No onward chain
- EPC - E



This charming three-bedroom cottage, designed by the renowned Sir Edwin Lutyens, offers beautifully proportioned accommodation, character features throughout, and a generous south-facing garden. Occupying a central village position with views towards the local church, the property is within easy walking distance of the village primary school and local amenities.

The accommodation is entered via the original front door into a welcoming entrance hall featuring attractive parquet flooring and useful understairs storage. From here, doors lead to the principal reception rooms and kitchen.

The spacious sitting room is a particularly attractive space, centred around a log-burning stove set on a slate hearth. A striking bay window with a deep window seat provides delightful views across the communal green and towards the church beyond, while a floor-to-ceiling fitted bookcase adds both character and practicality.

To the rear of the property, the dining room enjoys pleasant garden views and benefits from two large built-in storage cupboards. Tiled flooring continues seamlessly through into the kitchen, which is fitted with a range of base units offering both cupboard and drawer storage, together with a Butler sink, electric Rangemaster cooker, and space for a freestanding fridge/freezer.

A useful utility room provides plumbing for a washing machine, external access to the rear of the property, and leads through to a ground-floor shower room.

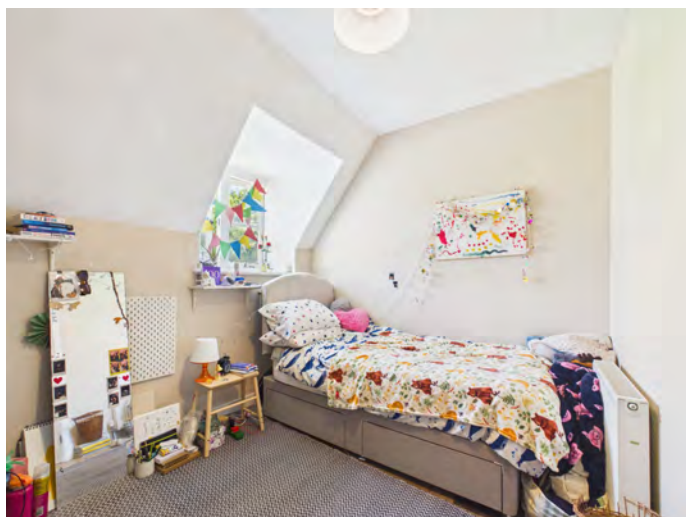
The first floor is accessed via a staircase with distinctive shallow treads, enhancing the sense of space throughout the home. A large triple window on the landing floods the area with natural light and frames attractive views of the church.

There are three well-proportioned double bedrooms. The principal bedroom enjoys a dual aspect via two dormer windows, creating a bright and airy feel, while Bedrooms Two and Three each benefit from dormer windows with deep window sills. Bedroom Two also features a useful built-in storage cupboard.

Completing the accommodation is the family bathroom, fitted with a bath, wash hand basin and WC, with original stripped floorboards adding further character.

Outside, the property enjoys an attractive frontage approached via flagstone steps and a gravel pathway leading through a communal lawned courtyard. To the rear, a generous south-facing garden provides an excellent space for relaxing and entertaining, complete with a summerhouse and garden shed. The oil-fired combi boiler and oil tank are also located to the rear of the property.

On-street parking is available to the front of the cottage for added convenience.



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# 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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on this property.



Floor 0



Floor 1



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