



Bond
Oxborough
Phillips

Changing Lifestyles

12 Higman Close

Mary Tavy

PL19 9FF



Asking Price - £495,000



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- Spacious Living Space
- "Outstanding" Local Primary School
- Master Double Bedroom with En-suite
- 4 Double Bedrooms
- Utility Area
- Garage & Private Parking
- Secluded Garden with woodland Outlook
- Short Walk to Village Post Office & Dartmoor National Park
- EPC - B



Welcome to this exquisite four-bedroom residence nestled in the charming village of Mary Tavy. This generously spacious home is a haven of comfort and style, offering a perfect blend of modern living and traditional charm.

As you step into the house, you are drawn to the heart of the home a large and inviting kitchen/diner. The expansive kitchen is designed for both functionality and aesthetics, featuring modern appliances, ample counter space, and storage. The adjoining dining area is flooded with natural light, creating a warm and welcoming atmosphere for family gatherings or entertaining friends.

The living room, a truly expansive and comfortable space, is a showcase of contemporary design. Boasting bi-fold doors that seamlessly connect the indoors with the outdoors, this room bathes in natural light and offers a stunning view of the surrounding landscape. The integration of the bi-fold doors enhances the sense of space, creating a harmonious flow between the interior and the generously proportioned garden.

This residence encompasses four spacious double bedrooms, each meticulously designed to provide a private retreat. The bedrooms feature large windows that frame picturesque views, infusing each room with natural light. The thoughtful layout ensures ample space for relaxation and personalization, making it easy to envision this house as a home.

The property also includes well-appointed bathrooms, adding a touch of luxury to daily routines. The attention to detail in the design and choice of materials reflects the commitment to quality and comfort.

Outside, the generously sized garden complements the indoor living spaces, offering a serene outdoor sanctuary. Whether you choose to entertain guests on the patio, enjoy a quiet evening surrounded by nature, or cultivate your own garden oasis, the possibilities are as vast as the space itself.

In summary, this spacious four-bedroom house in Mary Tavy presents an exceptional opportunity for those seeking a residence that seamlessly combines modern convenience with the tranquility of village life. With its large kitchen/diner, expansive living room with bi-fold doors, and four double bedrooms, this property invites you to experience the epitome of comfortable and stylish living in a picturesque setting.



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The village is served by a post office/general stores, primary school, public house with restaurant and places of worship.

The property lies within the Dartmoor National Park, renowned for its spectacular scenery, there are many options locally for walking, riding, golfing and fishing.

Tavistock is 4 miles to the south west, offering an excellent selection of individual shops, supermarkets, traditional pannier market, restaurants, public houses, hotels, doctors, dentist surgeries and leisure facilities.

Tavistock also provides a good selection of private and state education, including Mount Kelly and Tavistock College. Plymouth lies approximately 18 miles to the south and provides a more comprehensive range of shops and leisure facilities and main line railway station.



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0



Floor 1

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