



**SALISBURYS**

ESTATE AGENTS



**1 The Coach House, Grenofen,  
Tavistock, Devon, PL19 9ES**

**£225,000 Leasehold**

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## 1 The Coach House, Grenofen, Tavistock, Devon, PL19 9ES

A fabulous first floor apartment forming part of the original coach house conversion set in glorious countryside. The accommodation on one floor offers a fitted kitchen and utility area, large lounge/dining room with vaulted ceiling and mezzanine, modern bathroom and two double bedrooms. Central heating and lovely enclosed communal gardens. Parking for two vehicles. Close proximity to Tavistock and many amenities.



### ENTRANCE HALL/UTILITY/BOOT ROOM

10' 2" x 4' 6" (3.1m x 1.37m)

The rear door is used as the main entrance into the property. Part glazed PVCu door into the Utility/Boot room area, a range of wall and base kitchen units with a Corian worktop, integrated fridge and freezer and a large cupboard housing the washing machine and dryer. Two double glazed PVCu windows overlooking the garden.



### KITCHEN

14' 9" x 7' 0" (4.5m x 2.13m)

Pvcu double glazed window overlooking the garden. A range of wall and base units with Corian work surfaces and tiled splashbacks. Integrated dishwasher, AEG single oven and microwave, halogen hob and extractor fan. Radiator.



### INTERNAL HALLWAY

Doors lead off to the Bathroom, Living Room and Kitchen. Airing cupboard with shelving houses the newly installed Worcester Oil fired combi-boiler. Concealed electricity consumer unit. Pvcu glazed door leads out to the side with granite steps down to the lane.

### BATHROOM

White suite comprising bath with tiled surround and recessed lighting, Aqualisa Vitalise 5LX electric shower over. Low level WC with storage cupboard above. Pedestal wash basin and double glazed window to the front. Heated towel rail and tiled floor with underfloor heating.

### LOUNGE/DINING ROOM

20' 0" x 18' 9" (6.1m x 5.72m)

A large bright room with a vaulted ceiling and exposed beams. Two double glazed sash windows to the rear overlooking the garden and additional velux windows to the rear, adding maximum light. Large double glazed sash window to the front with slate sill. Cast iron wood burner with slate hearth. Open tread timber stairs lead up to the mezzanine, perfect for use as a study or storage. Two double radiators.





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### **BEDROOM ONE**

10' 10" x 9' 8" (3.3m x 2.95m)

Large double glazed sash window with slate sill to the front. Range of mirror fronted built-in wardrobes. Double radiator.

### **BEDROOM TWO**

13' 0" x 8' 0" (3.96m x 2.44m)

Pvcu double glazed sash window with slate sill overlooking the rear garden. Radiator.

### **OUTSIDE**

Large wooden double gates lead into the rear communal garden and parking area, the apartment has two parking spaces. The pretty landscaped walled gardens have an area of lawn and a feature pond. There is a greenhouse and timber storage shed, patio and drying area. A path leads up to the rear door of the utility room, to the front of which there is a log store and the oil tank.

### **LOCAL AREA**

Tavistock is a thriving market town and offers a great assortment of specialist shops, cafes, bars and restaurants. There is a historical pannier market and an arts centre which hosts many live events and films. There is a leisure centre and an Olympic standard swimming pool, bowls club and tennis courts. A cottage hospital, health centres and dentists. Churches of many denominations and a good choice of private and state education. There are also several supermarkets. The Maritime City of Plymouth lies around twelve miles to the south and has a vibrant waterfront area and several marinas. The mainline station provides direct access to London, Paddington and there are cross channel ferries to France and Northern Spain. The beautiful coastlines of Devon and Cornwall are within easy reach, making this area a wonderful place for a change of lifestyle.

### **DIRECTIONS**

From Bedford Square proceed south along Plymouth Road and continue on the A386 for approximately 2 miles until you reach Grenofen. Turn right opposite Drakes Café and then first left signposted Grenofen Manor. The entrance to The Coach House will be found on the right through the high timber gates. Number One is at the far end on the left. **YOU MUST PARK IN THE ALLOCATED SPACES ACCESSED THROUGH THE GATES.**

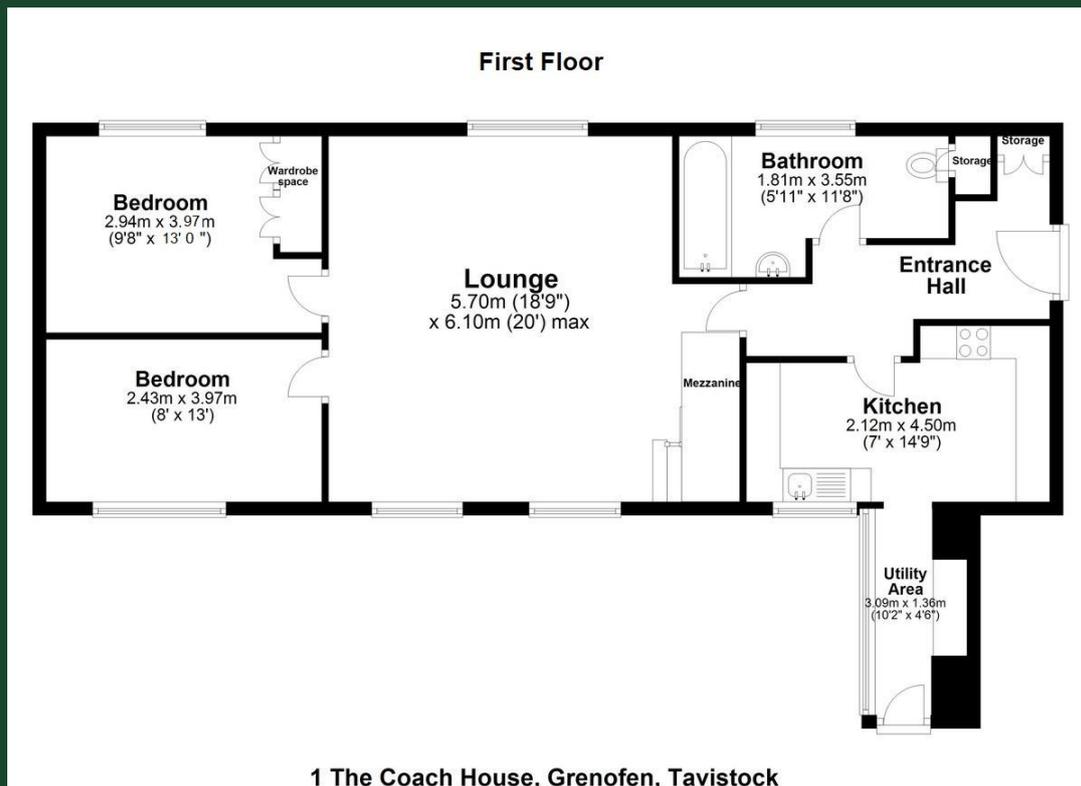
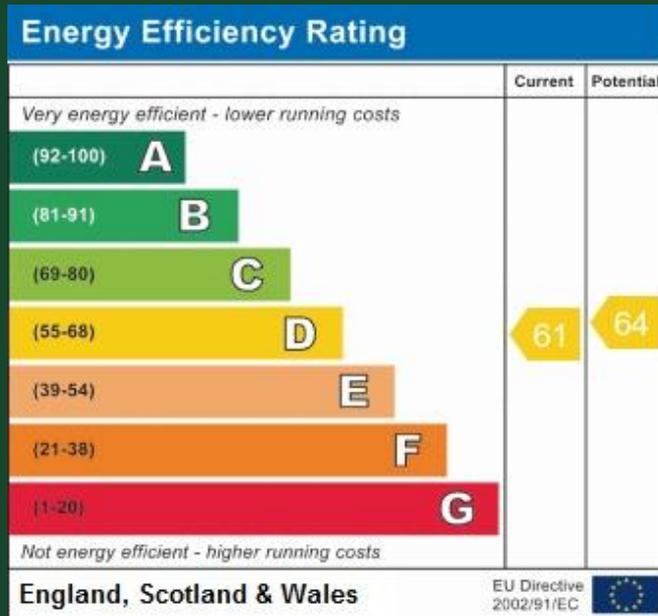
### **FURTHER INFORMATION**

Oil Fired Central Heating, Private Water & Drainage and Mains Electricity  
Shareholder of Management Company - Charges £100/pcm  
Council Tax Band - C

### **VIEWING**

By appointment through Salisburys:  
1 West Street, Tavistock, Devon, PL19 8AD  
sales@salisburys.co.uk  
01822 611122





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