



D. R. Kivell
COUNTRY PROPERTY

The Willows

Heathfield, Tavistock, Devon



The Willows

Heathfield, Tavistock, Devon, PL19 0LB

Tavistock 4 Miles

Plymouth 19 Miles

Exeter 38 Miles



4+1 Bedrooms



2+1 Reception Rooms



2+1 Bathrooms



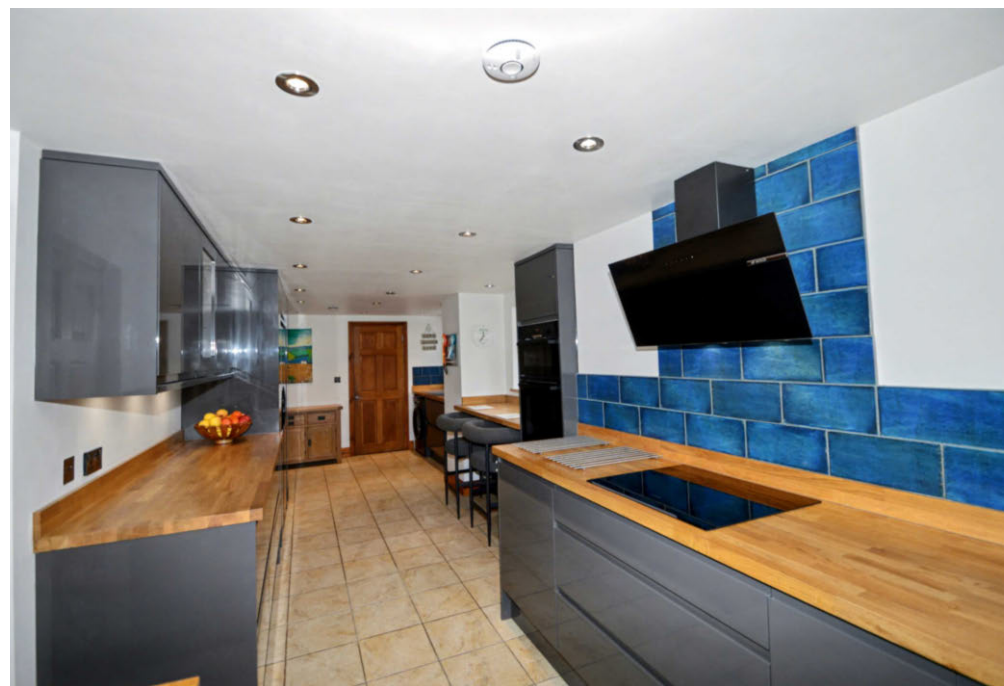
EPC D60/C73



2 Acres

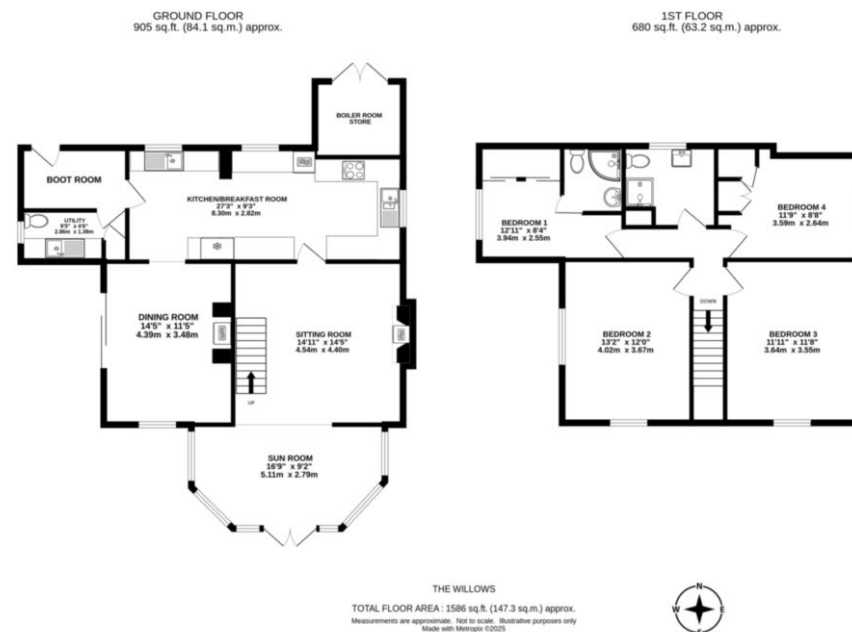
Well presented, south facing, 4 bedroom period house and a 1 bedroom detached annexe. 2 acres of gardens and paddocks. Livestock / storage building. Private rural location within easy reach of Tavistock. Far reaching countryside views.

The Willows is situated in a picturesque, rural setting enjoying views across the surrounding countryside to Dartmoor. The popular market town of Tavistock is 4 miles to the south and Plymouth, with its ferry connection to Northern France is only 19 miles and Exeter with its high-speed connection to London Paddington is 38 miles to the northwest.



The Willows is a very well presented period 4 bedroom house in a quiet rural setting, benefiting from uPVC double glazed windows and oil fired central heating and briefly comprises; Entrance Hall / Boot Room. Utility Room / Cloakroom; fitted base units, wood effect worksurface, stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer, tiled floor, w/c. Kitchen / Breakfast Room; A dual aspect room with windows to the rear and side overlooking the land, range of fitted wall and base units, Oak worksurfaces, inset Bosch electric double oven, induction hob, extractor hood above, Kenwood integrated dishwasher, composite sink and drainer, inset freestanding Samsung American style fridge / freezer with water and ice dispenser. Dining Room; a dual aspect room with window to the front and sliding patio doors leading onto the paved patio. Fireplace inset Woodwarm woodburner. Sitting Room; inset fireplace with Oak surround with woodburning stove on a slate hearth. Staircase rises to the first floor and opening to a triple aspect Sun Room; enjoying views over the land and the surrounding countryside beyond.

On the First Floor; Bedroom 2; window to the front overlooking the land. Bedroom 3; a dual aspect room, window to the side overlooking the neighbouring land and surrounding countryside, window to the front overlooking the land. Bedroom 1; Fitted wardrobes with sliding mirror doors, window to the side enjoying views over the surrounding countryside. En suite; shower enclosure, w/c, vanity unit with wash basin and tiled floor. Family Shower Room; w/c, vanity unit with wash basin, large shower enclosure. Bedroom 4 / Study; Window to the side overlooking the garden and land, fitted wardrobe and storage, housing the hot water tank.



The Annexe

The well-presented single storey annexe provides further accommodation and has residential use with the potential to be used as a holiday let. The accommodation benefits from uPVC double glazing and electric heating and briefly comprises: Sitting / Dining Room; a triple aspect room with glazed door to the side, window to the rear and sliding doors opening to the conservatory. Kitchen; fitted wall and base units, Beech effect worksurface, stainless steel sink and drainer, Whirlpool electric oven and hob, extractor hood above, space and plumbing for washing machine and tumble dryer, window to the rear. Bedroom; a double room, window the front enjoying views over the land and garden. Wet Room; shower, w/c, vanity unit, wash basin, fully tiled floor and walls, window to the rear. Porch / Sun Room; triple aspect enjoying views over garden and land.

Outside

A gated entrance from the quiet road opens onto a sweeping drive, which leads to a large parking area in front of the annexe and the side & rear of the house. To the front and side of the house is a level lawned garden and paved patio, ideal for alfresco dining and entertaining, whilst enjoying the far reaching countryside views.

Store / Stables: 12.19m x 7.32m (40'0 x 24'0)

Divided into 2 stables / loose boxes and general purpose storage. Electricity and water connected.

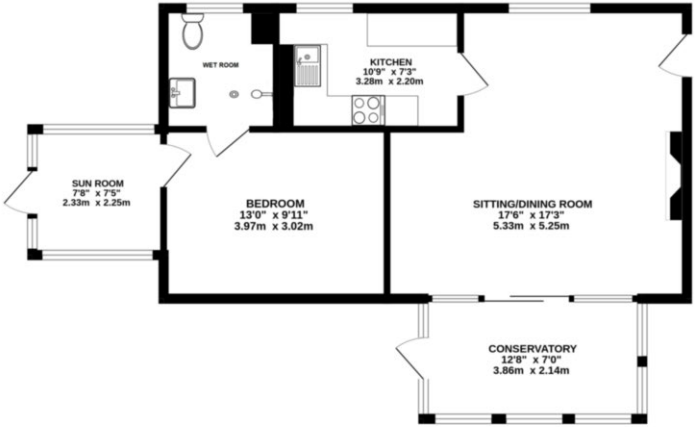
At the side of the storage building is a polytunnel and large aluminium storage building 7.00m x 3.00m (23'x10')

The land

The land extends to approximately 1 acre divided into 2 paddocks enclosed within tree lined Devon bank hedges and post and rail fencing.



GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



THE ANNEXE
TOTAL FLOOR AREA : 665sq ft. (61.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Hectagrip 12/25





Services & Information

- Water – Private borehole
- Drainage- Septic tank
- Electricity – Mains
- Heating – Oil Fired Central Heating & Woodburning stoves
- Telephone & Broadband –Airband FTTP 900mbs checker.ofcom.org.uk/
- Mobile Availability – checker.ofcom.org.uk
- Council Tax – House Band F – The Annexe Band A
- Renewable Energy – Solar panels on the Annexe roof with a Feed-in Tariff
- EPC – House D60 The Annexe C73
- Construction – Stone

Local Authority
West Devon Borough Council, Kilworthy Park, Tavistock, PL19 0BZ 01822 813600.

Tenure
The property is offered for sale freehold with vacant possession on completion.

Viewing Arrangements
Strictly by appointment with D. R. Kivell Country Property 01822 810810. All viewings are to be accompanied without exception. Walking the land unaccompanied is strictly forbidden.

Directions
From Tavistock's Bedford Square, proceed onto Drake Road, signposted to Brentor, Chillaton & Lifton. Continue for approximately 2 miles passing the turning for Chillaton on the left, and take the next right hand turning. Continue along this road for approximately 0.5 miles and the entrance to The Willows will be found on the left.

What3words Location Finder
walkway.nickname.gazes

Agent's Notes
None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



DRK



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