The Old Rectory, Mary Tavy, Tavistock

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The Old Rectory
Mary Tavy, Tavistock, Devon PL19 9PP

An impressive Grade II Listed Georgian house set in beautiful grounds of approximately 3.2 acres, in a sought-after village position

Tavistock town centre 3.3 miles, A30 8.8 miles, Okehampton station 13.2 miles, Plymouth city centre 17.5 miles, M5 (Jct 31) 35 miles, Exeter Airport 42 miles

Reception hall | Drawing room | Morning room Snug | Study | Dining room | Kitchen/breakfast room | Boot room | Cloakroom | Principal bedroom with en suite bathroom | 6 Further bedrooms | 2 Bathrooms | Former coach house Gardens | Woodland | Pond | Approximately 3.2 acres | EPC rating E

The property

The Old Rectory is a fine Georgian country house, set in a desirable position in the small village of Mary Tavy. The property dates from around 1840 and provides more than 4,500 sq. ft of elegant accommodation where beautiful period details combine with understated modern styling. The various terraces and gardens surrounding The Old Rectory, make its orientation ideal for all day al fresco living. The former coach house provides potential for further accommodation.

The reception hall provides a splendid welcome to the house, with a staircase leading to a galleried landing above. The ground floor has a well-proportioned drawing room, with a dual aspect and a fireplace fitted with a woodburning stove as well as a doorway that leads onto one of the outside patios. Other reception rooms include a useful study for home working, the morning room and the snug, both of which also have logburners with the snug also featuring a door onto the outside patio. Additionally, the ground floor has a formal dining room and a large kitchen/breakfast room which can easily be used as two separate kitchens, each with its own dining/ breakfast areas and kitchen islands and an Aga in one part; or as a main kitchen with ancillary kitchen /utility facilities.

On the first floor there are seven bedrooms, including the generous principal bedroom with its en suite bathroom, which has a freestanding bathtub and a separate shower unit. The first floor also has access to two family bathrooms.

Outside

At the entrance to the house, the gravel driveway leads to parking space on either side of the property, as well as access to the former coach house, for storage and workshop space. The former coach house could also provide development opportunities for further accommodation. Planning permission has previously been granted to convert the coach house into two storey residential accommodation (now expired) but could be renewed subject to the necessary consents. The beautiful garden includes paved patio areas, gravel terracing and pathways and rolling lawns, as well as peaceful meadows, a pond and an array of mature trees, established shrubs and border hedgerows. In total the property enjoys approximately 3.2 acres.

Location

The property is in a beautiful, peaceful, private and rural location on the outskirts of the West Devon village of Mary Tavy, and within easy reach of the historic market town of Tavistock. Mary Tavy has a parish church, pub, a post office and an outstanding-rated primary school, while neighbouring Peter Tavy also has a parish church and a local pub. There are several amenities in Tavistock, including a variety of shops, supermarkets and the ancient Pannier Market, which dates from the year 1105. Additional schooling is also available in Tavistock, including the independent Mount Kelly. The A30 is nine miles away, providing access southwest towards Cornwall, and east towards Exeter, while the nearby A386 provides easy access towards Plymouth, the bustling port city, which is 16 miles away.

Annexe

Annexe

Floorplans
Main House internal area 4,536 sq ft (421 sq m)
Boiler Room internal area 26 sq ft (2 sq m)
Barns internal area 761 sq ft (71 sq m)
Total internal area 5,323 sq ft (495 sq m)

The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From Exeter, take the A30 heading towards Okehampton, and continue for almost 25 miles, before taking the A386 slip road towards Tavistock/Plymouth. Turn left onto the A386 and continue for 8.7 miles, before turning left at the Mary Tavy Inn. You will find the property on the left. What3Words///grants.perplexed.harps brings you to the property's driveway.

General

Local Authority: West Devon Borough Council
Services: Mains electricity, water and drainage.
Council Tax: Band G
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.
Tenure: Freehold
Asking Price: £1,850,000

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