



THE WATERING HOLE
O.I.E.O. £1,150,000

Wonderful Home & Income Opportunity, Morwell, Tavistock

 6/7 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating: F (29)

MILLER
TOWN & COUNTRY



- » Home & Income Opportunity
- » 6-7 Bedroom Period House
- » 3 Converted Stone Barns
- » Detached Canadian-Style Log Cabin
- » Multi-generational Living Potential
- » Small Caravan Field
- » Paddock
- » Possible Expansion of Caravan Site, STPP

The Property

Substantial six/seven bedroom detached Victorian house offering superb home and income or multigenerational living opportunities. There are three converted barns, one with consent for full residential use as ancillary accommodation, the other two with holiday use consent. There is also a detached log cabin along with two paddocks, one of which has consent for up to five caravan pitches. Subject to planning there is scope to expand the campsite element or the number of lodges if desired.

The property has been a much-loved family home and business for the past sixteen years and is being reluctantly sold due to retirement.

Location

Located just a few miles from Tavistock and Dartmoor, the property is also close to the Bere Peninsular, Morwellham Quay and the Tamar Valley with easy access to the river Tamar for kayaking, paddleboarding, etc. There is beautiful countryside and walks close by, and the towns of Tavistock, Callington, Launceston and the city of Plymouth are all easily accessible. The north and south coasts of the county are both approximately 40-45 minutes' drive away.

Accommodation - Main House

This delightful six-seven bedroom detached Victorian home offers spacious and versatile accommodation over three storeys with the large windows and high ceilings typical of the era found throughout, giving a lovely light and airy feel.

Off the central reception hall on the ground floor can be found the large sitting room to the left and the 28' farmhouse-style kitchen/dining room to the right. The kitchen has large amounts of worktop space and storage - perfect for the chef in the family, plus an Aga and characterful Belfast sink. These principal rooms are both dual aspect and filled with light.

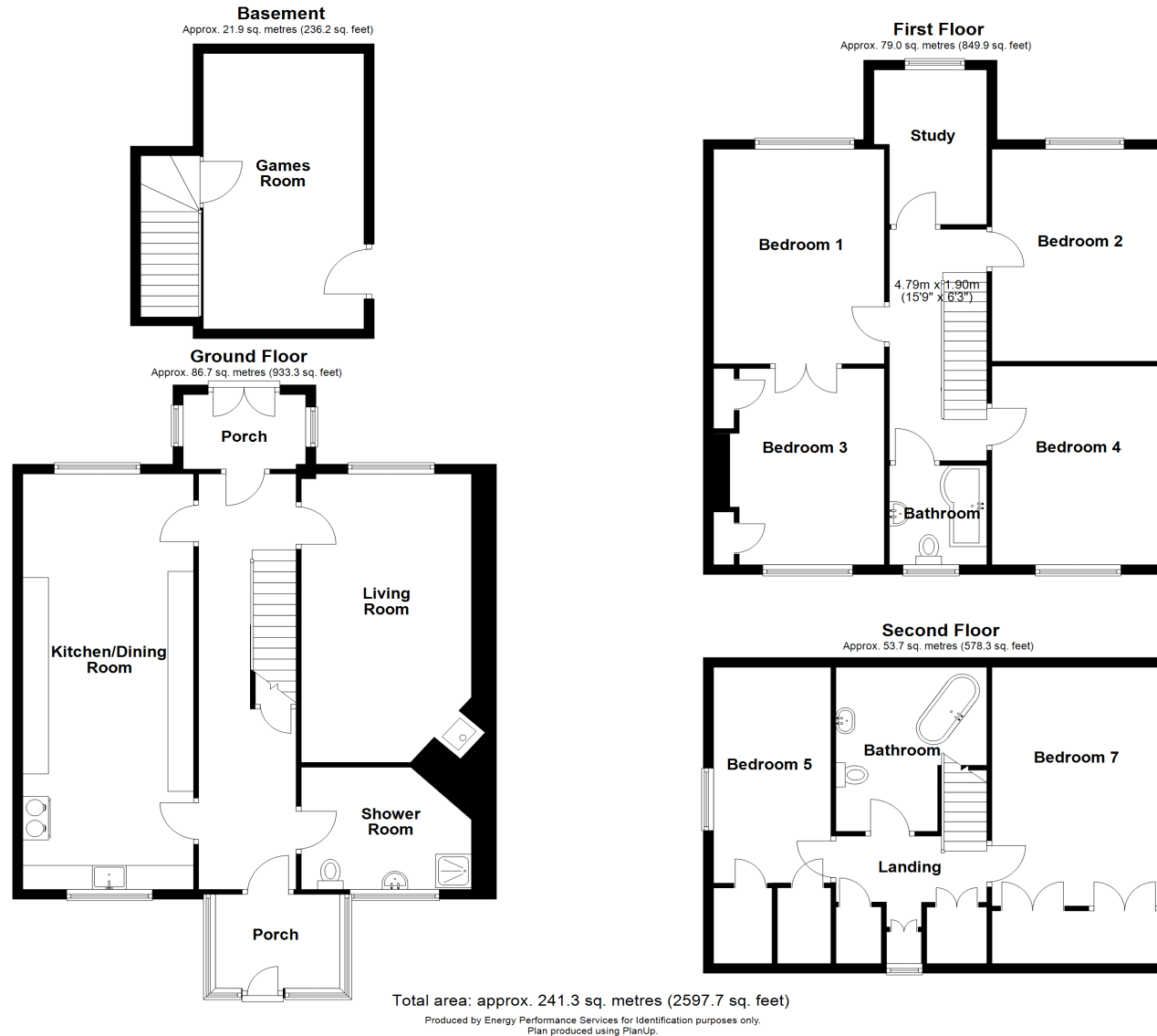
To the rear of this level is a utility room/shower room and rear porch.

Heading upstairs, the first floor houses bedrooms 1 through 5 as well as a family bathroom, while bedrooms 6 & 7 as well as a further bathroom with freestanding bath can be found on the second floor.

Having been a treasured family home for sixteen years, the main house does require some cosmetic updating in places but offers its new owners an incredible amount of space as a family home, as well as the opportunity for use as additional Airbnb or Bed & Breakfast rooms if desired.



All floorplans - see separate floorplan brochure for details



Services:

Mains electricity plus photovoltaic array.

Mains water and private drainage (we are advised that this has been updated in recent years).

Oil and LPG for heating.

Telephone and broadband connected.

Council Tax Bands:

- F (Main House)

- D (The Shippon - Barn 3)

- Barns 1 & 2 as well as the Log Cabin are subject to Business Rates, however under the Small Business Rate Relief allowance, no rates are paid at present



'Stables' (Barn 2)

'Shippon' (Barn 3)



'Smithy' (Barn 1)



Accommodation - Converted Barns

In the grounds of The Watering Hole are three stone barns which have been sympathetically converted and are ideal for holiday lets or multi-generational living. The barns all have many original features including exposed stone walls and wooden beams. They are equipped with modern LPG boilers as well as woodburners for chilly evenings and have updated kitchens and bathrooms.

Barns 1 & 2 ('Smithy' and 'Stables') are reserved for holiday use only. 'Smithy' is located adjacent to the main house and has a spacious kitchen and living room downstairs, and two en suite bedrooms upstairs. 'Stables' has a large open-plan kitchen/living area downstairs, and three bedrooms upstairs, two of which have adjoining 'children's rooms', great for holidaying families who'd like have children close by. This barn has two bathrooms on the first floor.

Barn 3 'Shippon' has planning permission in place for full residential use, making it suitable as ancillary accommodation for extended family, or as a long term let, subject to efficiency upgrades to ensure an EPC rating compliant with current rental regulations. It offers a living room, kitchen and utility area downstairs, and three bedrooms plus a bathroom upstairs.

Barns 1 & 2 are being sold fully furnished and ready for the new owner to start generating income from on day one.



Outside

The Watering Hole is set in its own grounds totalling approximately one and three quarters of an acre, comprising formal gardens for the main house and barns plus two paddocks. The house and barns all enjoy a southerly aspect, and the green central gardens offer a lovely sunny spot for family and visitors to sit and relax in the summer months.

The log cabin has its own private outdoor space with a hot tub and access to the second paddock currently used a recreational space.

Beyond the log cabin are two paddocks, one of which is currently utilised as a small scale caravan site, with consent for 5 towing pitches with electrical hookup. The second paddock has a single garage and spacious barn, offering the opportunity to convert to shower/toilet block, subject to planning consent, as an option to expand the caravanning and camping options.

Accommodation - The Devon Lodge

This fantastic Canadian-style timber cabin is built from rough-hewn logs and offers rustic charm but with all the conveniences for modern living.

The majority of the interior of the cabin is taken up with the spacious open plan living, dining and kitchen area with striking vaulted ceiling to the front and wide-plank flooring throughout. This gorgeous space is filled with light via the large windows to the front and sides, as well as the large skylights overhead. The fully-equipped kitchen offers plenty of worktop space and cupboard storage. At the rear of the ground floor is the spacious wet room with shower cubicle. Timber spiral stairs lead up to the mezzanine sleeping area with clever open storage built in to the eaves.

Outside to the rear is an open porch and utility room with plumbing for a washing machine, as well as the fully-enclosed private courtyard garden with hot tub. A rope-fenced decked area wraps the front and one side of the cabin - a great spot for outdoor dining or enjoying the built in porch swing!

The lodge is being sold furnished and ready to go!





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VIEWING:

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These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

