

# Rowden House, Brentor, Nr Tavistock, Dartmoor

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A wonderful family home with over three acres of land and **fabulous views** over Dartmoor and Brentor.

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### Summary of accommodation

Kitchen breakfast room | Dining room | Drawing room | Morning room | Utility

Five bedrooms | Two family bathrooms

Boot room | Office/games room | Workshop | Kennel | Car port

Tennis court

In all approximately 3.37 acres

### Distances

Tavistock 5 miles, Exeter 36.5 miles (London Paddington 2 hours 10 minutes)

Plymouth 20 miles, Okehampton 12.7 miles

(All distances and times are approximate)



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## Situation

Brentor - which, with St Michael's Church at its top, makes a distinctive and famous silhouette on the Dartmoor skyline. Open moorland is accessible nearby, at Black Down Common, offering extensive opportunities for walking and riding out. The attractive market town of Tavistock offers excellent shopping and recreational facilities, three supermarkets and many other local specialist shops. Exeter and Plymouth offer a larger range of shopping and business facilities.

There is excellent schooling close by at Kelly College and the newly formed Mount Kelly Prep School. There are further good schools at Exeter. Dartmoor National Park is renowned for both the diversity of its countryside and for the many various sporting and recreational facilities available within the immediate vicinity or surrounding areas. Exeter is about 37 miles away via the A30 and Plymouth is approximately 20 miles away.

Both have an excellent range of supermarkets shops and business facilities which include hospitals and mainline railway stations to London Paddington or Waterloo via Exeter.

## The property

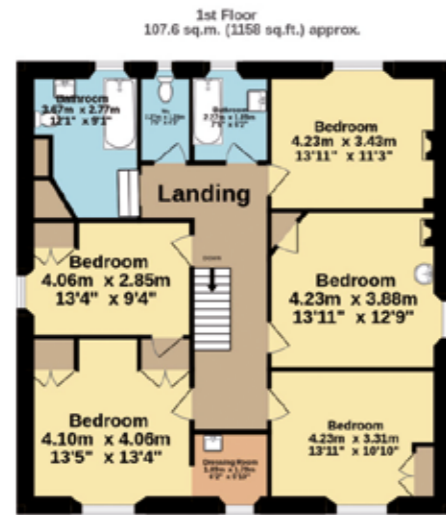
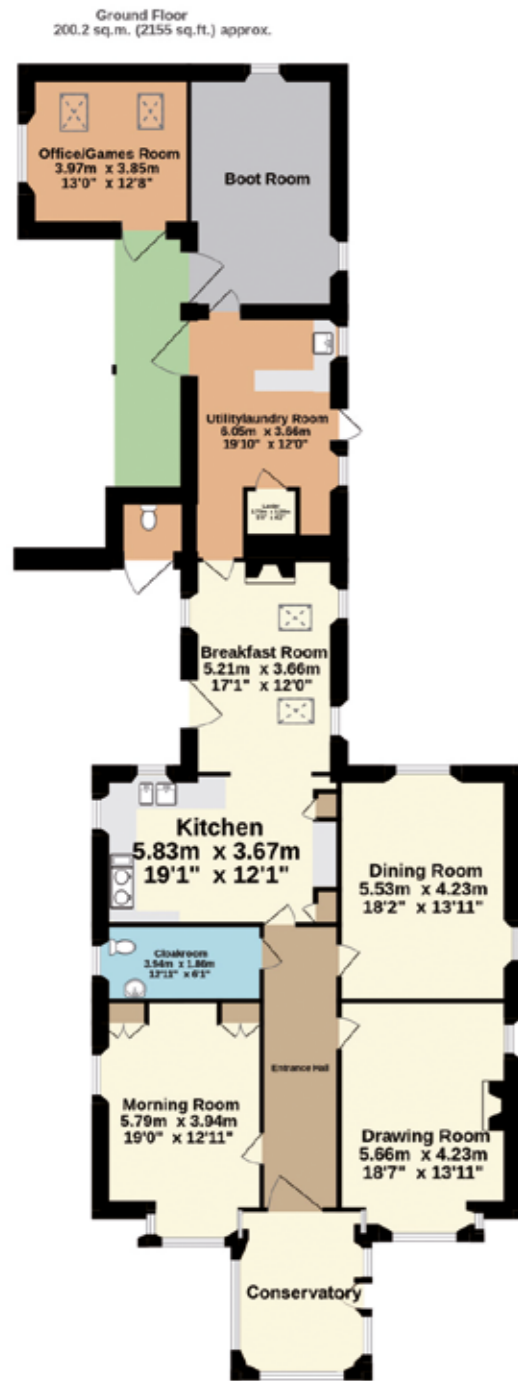
Rowden House is a wonderful home set within 3.37 acres of beautiful mature gardens offering far reaching views towards Brentor and beyond to Dartmoor.

The property has a wonderful feel and this no doubt would create an excellent family home. There is good entertaining space including a kitchen breakfast room with a wood burner and separate utility/larder. There is also a separate dining room as well as a sitting room with a fire place and a conservatory which faces south over the garden. For winters evenings the snug is an ideal place to read and relax.

Upstairs there are currently five bedrooms and two bathrooms but with great potential to create further en suites. It is also worth mentioning that there is a further extensive loft space.





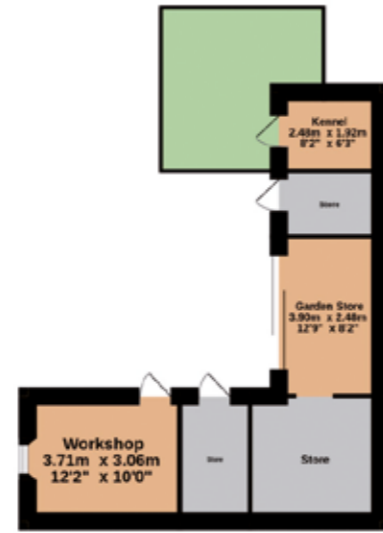


**Approximate Gross Internal Floor Area  
402.1 sq m (4328 sq ft)**

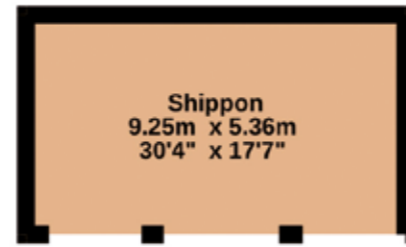
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

Outbuildings  
44.7 sq.m. (481 sq.ft.) approx.



Shippon  
49.6 sq.m. (534 sq.ft.) approx.



For equestrian use there are a number of stables and loose boxes as well as two paddocks. There is a carport and workshop, as well as a separate office. It is also worth mentioning the tennis court which further adds to the overall appeal of Rowden House, as well as the lovely vegetable garden.





## Services

Mains water, mains electricity, oil.

## Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

## Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423111

## Directions (Postcode PL19 ONG)

From Tavistock take the A 386 towards Mary Tavy. Then take a left down Brentor Road and continue to Brentor passing it to your right. On reaching the cross roads take the right and next left and Rowden House is on the left-hand side.

## Property information

**Tenure:** Freehold

**Local Authority:** West Devon Borough Council, Kilworthy Park, Tavistock, Devon, PL19 0BZ Tel: 01822 813600

**Planning - Dartmoor National Park Authority, Bovey Tracey, Newton Abbot, TQ13 9JQ Tel: 01626 832093**

**Council Tax:** Band G

**EPC Rating:** E

**Guide Price:** £1,000,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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