



## Karenza, Violet Lane

Mount Tavy Road, Tavistock, PL19 9JD

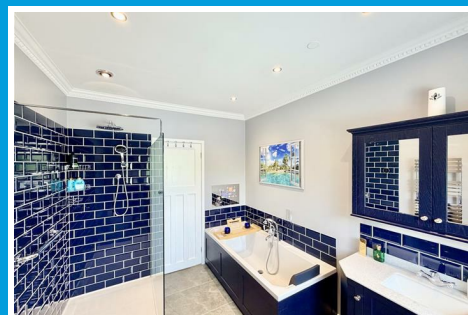
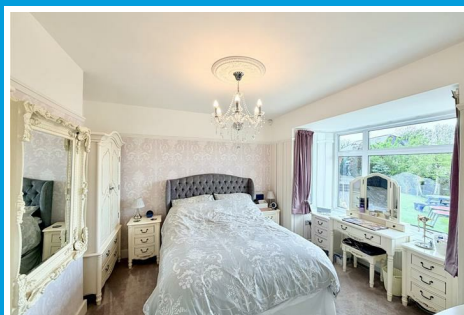
Offers Over £575,000



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## KARENZA, VIOLET LANE, TAVISTOCK, PL19 9JD

**GUIDE PRICE £550,000 - £575,000**

### LOCATION

Found on the north eastern outskirts of the town of Tavistock, occupying a semi-rural position with far reaching views across farmland looking towards, Grade I Mount Kelly College in the distance. Tavistock providing for an excellent range of day to day services. Dartmoor on the doorstep and easy access northwards to the A38 and southwards towards Plymouth.

### SUMMARY

A beautifully restored 1930s detached bungalow, thoughtfully extended and comprehensively refurbished to a high standard, occupying a glorious semi-rural position on the outskirts of Tavistock with far-reaching countryside views and glimpses of the stunning Grade I listed Mount Kelly.

The property has undergone an extensive professional refurbishment programme, including a substantial extension completed with full planning permission and Building Regulations approval. Improvements include a remodelled internal layout, complete re-plumbing, new boiler and central heating system, full rewire, and high-quality fixtures and finishes throughout. Further benefits include gas central heating and two externally vented, Alexa-controlled air conditioning units.

The welcoming entrance hall provides excellent built-in storage cupboards.

The elegant lounge enjoys lovely long-distance views

and features an attractive focal fireplace with remote-controlled gas fire.

At the heart of the home is a spacious Wren fitted kitchen/dining room with integrated high-specification Neff appliances, including a full-width induction hob, externally vented extractor fan, dishwasher, and double oven incorporating steam and self-cleaning functions.

There are two generous double bedrooms.

The property is exceptionally well appointed with a luxurious large bathroom featuring an extra-long bath, recessed television, Bluetooth-controlled ceiling speakers, large Mira shower, Japanese smart WC, radiator, and heated towel rail. In addition, there is a modern fitted shower room with shower WC and wash basin.

Externally, the property benefits from new roof coverings and external redecoration. Security has been carefully considered with an eight-camera system and multiple automated exterior lights.

The property offers excellent private parking for three vehicles together with delightful lawned gardens.

A superb feature of the home is the impressive 26ft bar and outdoor seating area, ideal for alfresco entertaining, alongside an 18ft insulated gym with multiple power points and vented air conditioning, plus a 12ft workshop/store.

A comfortable and stylish home in a highly desirable setting, ideally suited for retirement living.

### ACCOMMODATION

Tel: 01752 664125

## HALL

A spacious central hall with various storage cupboards, housing the Worcester gas fired boiler servicing the central heating & domestic hot water.

## LOUNGE

16' x 11'5 maximum (4.88m x 3.48m maximum)

## KITCHEN/DINING ROOM

20'10 x 12'2 (6.35m x 3.71m)

## REAR LOBBY

4'1 x 3'6 (1.24m x 1.07m)

## UTILITY ROOM

7'1 x 4'1 (2.16m x 1.24m)

## BATHROOM

10'6 x 8'2 (3.20m x 2.49m)

## SHOWER ROOM

5'10 x 4'9 (1.78m x 1.45m)

## BEDROOM ONE

13'4 x 11'5 (4.06m x 3.48m)

## BEDROOM TWO

11'5 x 10'10 (3.48m x 3.30m)

## EXTERNALLY

Double gates to the private parking area with space for 3 plus vehicles around lawned gardens. Outbuildings include:

## BAR/SEATING AREA

26'3 x 10'6 (8.00m x 3.20m)

## GYM

18 x 9'8 (5.49m x 2.95m)

Insulated. Ply lined. Multiple sockets. Externally vented air con.

## WORKSHOP/STORE

11'8 x 9'8 (3.56m x 2.95m)

## SHED

## GREENHOUSE

## COUNCIL TAX

West Devon

Council Tax Band: C

## SERVICES

The property is connected to all the mains services: gas, electricity & water. Private drainage.



Road Map



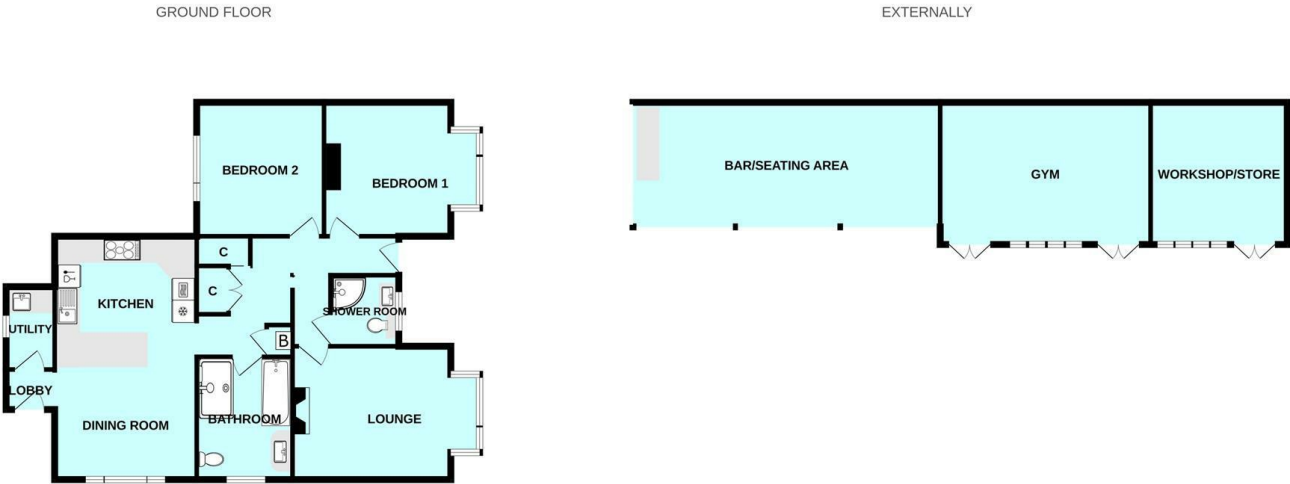
Hybrid Map



Terrain Map



Floor Plan

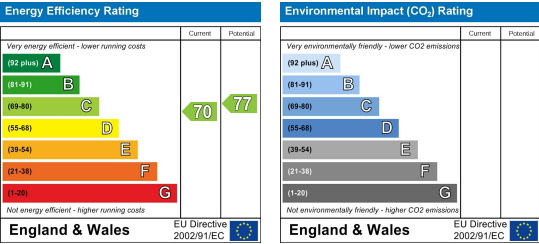


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Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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