

LOT  
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Land Adjoining Woodbine Cottage, Lamerton, Tavistock, Devon PL19 8RY

\*GUIDE PRICE £100,000+



A detached former village hall situated in the highly sought after village of Lamerton.

#### LOCATION

The highly sought after village of Lamerton is situated circa 3 miles west of the quintessential market town of Tavistock. The village boasts a primary school, church, village hall and sports centre, a garage supplying day to day requirements and the well thought of Blacksmiths Arms. Tavistock in turn offers higher educational facilities, supermarkets and a thriving town centre.

#### DESCRIPTION

An exciting opportunity to acquire a detached former village hall in the highly sought after village of Lamerton. The property which forms a wonderful part of the village history and features a date plaque of 1933 also has the benefit of an electricity and water supply, bordered by fields on two sides with glorious rural views beyond and enjoys gated access from the road side, providing off road parking for several vehicles and a good sized plot of circa 0.08 hectares/0.19 acres. This sizeable property, currently of non-traditional construction, would lend itself to a variety of uses including perhaps residential development, upon which interested parties must make and rely upon their own planning enquiries of West Devon Borough Council.

#### ACCOMMODATION

**Ground Floor** Entrance vestibule with two store rooms off giving access to the ladies and gentlemen cloakrooms, main hallway, kitchen and boot room.

**Outside** The property enjoys a good sized, largely level plot, having excellent road frontage and bordering open farmland.

#### EPC

Exempt

#### AUCTION VALUER

Wendy Alexander

#### VIEWING

Strictly by appointment with Countrywide Property Auctions 0151 734 7509 (Monday-Friday); Fulfords Tavistock 01822 616121 (Weekends).

#### NOTES

Measurements have been made using the Promap Mapping Facility. Interested parties must make and rely upon their own measurements. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.



This property will not be sold prior to auction.