



2 WILLSWORTHY DRIVE  
GUIDE PRICE £625,000

Exceptional Detached Five-Bed Family Home w/ Dartmoor Views  
TAVISTOCK

MILLER TOWN & COUNTRY  
Part of Smart Property Group



- » Substantial Detached Five-Bedroom Family Home
- » One of the Largest Plots on the Development, with Generous Southwest-Facing Garden
- » High-Specification Kitchen with Quartz Worktops & Integrated AEG Appliances
- » Principal Suite with Dressing Area & En-Suite Shower Room
- » Established Kitchen Garden with Raised Beds & Greenhouse
- » Far-Reaching Views over Dartmoor and Kit Hill from the Upper Floors
- » Generous Home Office Plus Detached Double Garage & Parking for Four
- » EPC Band B | NHBC Warranty (5 Years Remaining) | Freehold



## The Property

Set within the highly regarded Embden Grange development on the northern edge of Tavistock, this substantial detached five-bedroom family home occupies one of the largest plots on the scheme. The property combines the energy efficiency and reassurance of a modern build – EPC Band B, with five years of NHBC warranty remaining – with a level of finish that lifts it well beyond the ordinary, including premium Amtico flooring, quartz worktops and an integrated suite of AEG appliances.

## Accommodation

Warm 'Amtico Form' Sienna Oak flooring flows from the welcoming entrance hall throughout the ground floor, setting the tone for a home finished to a standard noticeably above the developer's already excellent baseline. The triple-aspect sitting room is filled with natural light through its bay window and French doors opening directly onto the rear garden. Across the hallway, a generously proportioned study provides a serious work-from-home space, complemented by a cloakroom and bespoke under-stair storage. To the rear sits the true heart of the home: a superb kitchen/dining room flooded with light from twin Keylite roof windows and French doors. Quartz worktops, extensive cabinetry and an integrated suite of AEG appliances deliver a clean, contemporary finish, while the adjoining utility room offers further practicality with direct garden access. Three double bedrooms occupy the first floor, including the principal suite with dressing area and en-suite shower room. The top floor houses two further doubles and a spacious shower room – the larger bedroom enjoying dual-aspect views across Dartmoor and Kit Hill.





Embden Grange enjoys an especially attractive position on Tavistock's northern edge. Landscaped green spaces and wide streets create a calm, almost village-like atmosphere, with mature planting including fruit trees and nature walkways weaving around the development where wildlife thrives. A pedestrian gate provides direct walking access into Tavistock town centre, approximately three-quarters of a mile away.

The property's exterior has been finished in K-Rend silicone render and further protected with specialist K-Rend coating applied by the current owners, extending the durability and weather resistance of the building envelope for many years to come.





## Outside

Set on one of the largest plots on the development, the property enjoys a notably generous southwest-facing rear garden – a rare commodity within modern developments, where outdoor space is often tightly drawn. Capturing sunshine from late morning through to evening, the garden combines lawned areas with patio seating and excellent privacy, offering both ready-to-enjoy outdoor space and exciting scope for future landscaping. Beyond the main lawn sits an established 6m x 6.5m kitchen garden complete with extensive raised beds, gravel pathways and greenhouse – a productive lifestyle feature for those who value gardening and homegrown produce. At the front, a larger-than-average detached double garage with electric up-and-over doors and a substantial driveway provide parking for four vehicles.

## Location & Lifestyle

Emlden Grange enjoys an especially attractive position on Tavistock's northern edge. Landscaped green spaces and wide streets create a calm, almost village-like atmosphere, with mature planting including fruit trees and nature walkways weaving around the development where wildlife thrives. A pedestrian gate provides direct walking access into Tavistock town centre, approximately three-quarters of a mile away.

Tavistock is consistently ranked among the South West's most desirable market towns, valued for its independent shops, weekly pannier market, riverside walks and excellent dining. Mount Kelly School and Tavistock College are both within easy reach, making the area particularly appealing for families. For those drawn to the outdoors, Dartmoor National Park lies on the doorstep, offering walking, riding and some of England's most dramatic open countryside. Plymouth (15 miles south) and Exeter (40 miles northeast) provide rail connections to London Paddington and access to the M5.





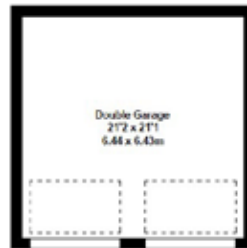
## A Final Thought

Homes of this quality and position rarely come to market on Embden Grange. The combination of modern efficiency, generous proportions, Dartmoor views and an established kitchen garden creates a property that feels both practical and aspirational in equal measure.

Early viewing is strongly recommended.













Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



## Agent's Notes

Built 2021 by David Wilson Homes, with the remainder of the 10-year NHBC warranty in place (approximately 5 years remaining). A six-monthly maintenance charge is payable to Remus Management for the upkeep of the development's communal landscaping. The 2025 annual total was £331.78.

## KEY INFORMATION

-  5 Bedrooms
-  3 Bathrooms
-  3 Reception Rooms
-  Detached double garage and private driveway
-  Not Listed
-  Heating: Gas
-  Utilities: Mains electric, water, drainage and gas
-  Restrictions: Yes
-  Easements, Wayleaves: None known
-  Public Rights of Way: None
-  Flooding: None known
-  Notable Construction Materials: None known
-  Building Safety Concerns: None known
-  Mining Area: No
-  Planning Permission / Proposed Developments: None known
-  EPC Rating: B (86)
-  Council Tax Band: E
-  Tenure: Freehold
-  Broadband: FTTP \*Per Ofcom
-  Likely \*Per Ofcom
-  Not suitable for wheelchair users

**Miller Town & Country**  
01822 617243 | [tavistock@millertc.co.uk](mailto:tavistock@millertc.co.uk)

[www.millertc.co.uk](http://www.millertc.co.uk)  
2 Drake Road 1 Tavistock,  
Devon, PL19 0AU



Viewings: Strictly through the  
vendor's sole agents  
Tavistock 01822 617243  
Okehampton 01837 54080

CONSUMER PROTECTION FROM  
UNFAIR TRADING REGULATIONS  
2008:

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

