



YELVERTON
O.I.E.O. £550,000

Unique Four Bedroom Detached House

 4 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating: C (73)

**MILLER**
TOWN & COUNTRY



- » Four Bedrooms
- » Study/Home Office
- » Master Bedroom with Dressing Room and En-Suite
- » Spacious Living Room
- » Open Plan Kitchen/Dining Room
- » Garden Room
- » Enclosed Private Patio and Garden
- » Double Garage and Driveway
- » Views Across the Moors

The Property

We expect this property to sell to prospective buyers looking between £550,000 and £600,000.

Impressive four-bedroom property situated in this highly sought after area. The property has inverted accommodation allowing the principle living rooms to make the most of the extensive views. The gardens are easily manageable with a level lawned garden to one side, parking and small gardens to the other. At first floor level there is a lovely garden room linking the living room with the kitchen/diner, off which is access to a private west-facing courtyard styled garden which is a sheltered suntrap in the spring and summer evenings for relaxing or dining alfresco. There is also a good-sized garage.

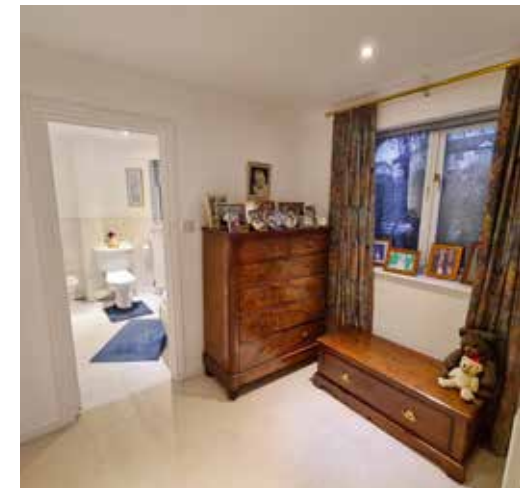


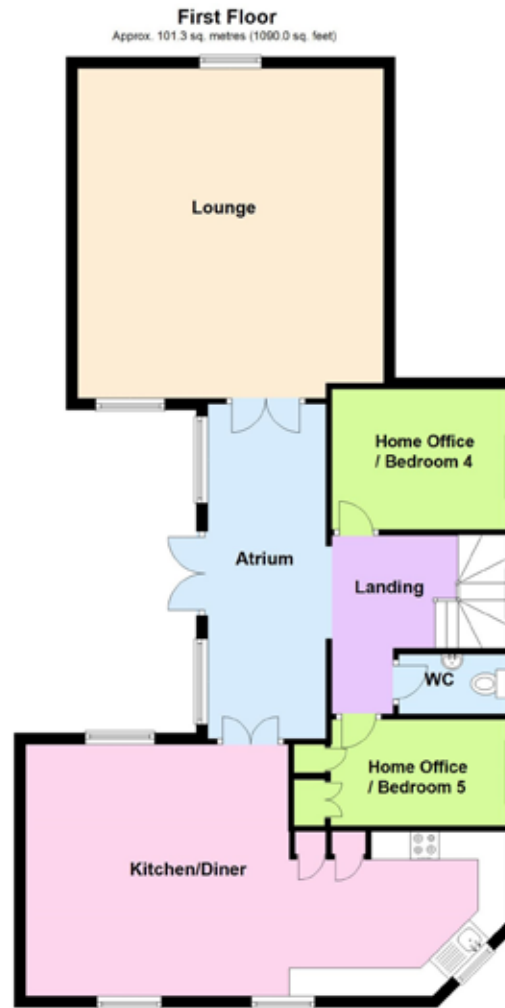
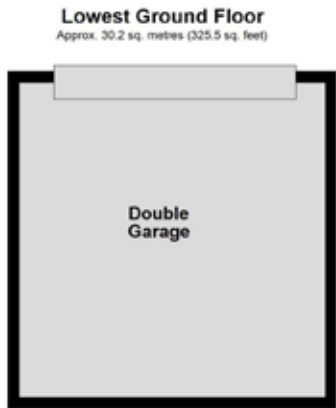
Location

Yelverton is a popular village situated on the fringe of Dartmoor National Park offering access to miles of unspoilt countryside and has easy access to cycle paths. The village is well served with local amenities and is well placed for easy access to both the maritime city of Plymouth and the south coast as well as the pretty nearby market town of Tavistock which is steeped in history.

Accommodation

The first floor of the home contains the primary living spaces and is centred around the light-filled garden room with double doors out on to a paved patio. The garden room offers the perfect spot to curl up with a book or enjoy a morning coffee. Leading off one end of the garden room is the large open plan kitchen-dining room, with kitchen units cleverly fitted to maximize the unusual shape of the room, and off the other end is the dual aspect living room with stunning views over the beautiful surrounding countryside. Behind the garden room is the fourth bedroom and a further study/home office – a few paces from both the kitchen and the WC for quick breaks between meetings. The three double bedrooms can be found on the ground floor, including the spacious principle bedroom complete with dressing room and en-suite bathroom. The entrance hall illuminated by a lovely arched stained-glass window and main bathroom complete this level. A large double garage can be found on the lower ground level in addition to driveway parking for a further two-three cars.





Total area: approx. 218.0 sq. metres (2346.3 sq. feet)
For identification purposes only.
Plan produced using PlanUp.

Accommodation

Ground Floor

Lobby 6'08" X 9'
Bedroom 2 12' x 8'05"
Bedroom 3 8'11" x 12'
Boiler Room 5'04" x 4'05"
Main Bathroom 8'07" x 6'04"
Bedroom 1 14'08" x 11'04"
Dressing Room 16'10" x 8'05"
Ensuite Bathroom 8'08" x 10'10"

First Floor

WC 6'06" x 3'06"
Study/Home Office 10'05" x 6'02"
Bedroom 4 8'02" x 10'04"
Garden Room 06'08" x 19'05"
Kitchen/Diner:
Kitchen Area 11'11" x 9'06"
Dining Area 14'11" x 15'03"
Living Room 18' x 18'06"

Outside

Level Lawn
Double Garage
Private Driveway and Parking
Paved Patio

Services:

Mains gas, electric, water, drainage.

Council Tax Band: G





Outside

Across the driveway, past the double garage there is a path and steps that lead to a side patio where the remnants of the old railway bridge act as a feature boundary, and further on is a small garden laid to lawn with hedge boundaries. From the garden room is a very pretty enclosed patio measuring approximately 19' x 13' which is sheltered by the original railway embankment and has views across the moors.





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VIEWING:

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TRADING REGULATIONS 2008:**

These particulars are believed to be correct
but their accuracy is not guaranteed nor do
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