



mansbridgebalment

YELVERTON Guide £895,000





A large detached country house set in beautifully landscaped gardens and grounds.

6 Bedrooms

Grounds of Just Over 1 Acre

Detached Garage

Workshop/Store

Paddock/Meadow Available by Separate

Negotiation (Approx 2 Acres)

Guide £895,000



**The Roundabout
Yelverton
Devon
PL20 6DT**

mansbridgebalment.co.uk



SITUATION AND DESCRIPTION

Abbot's Lodge is a large detached country house built, we believe, in the 1950s although extended and altered thereafter. The property has been substantially improved by the current owners and is superbly presented throughout. The accommodation is arranged around a large reception hall with spacious rooms which provide a high degree of flexibility of use and is ideal for family entertaining with well proportioned reception rooms and a large sun loggia. In addition, part of the ground floor accommodation could easily be altered to provide a separate annexe. If further living accommodation is required, a large detached garage has planning permission for conversion. Heating is provided by an oil fired boiler in the utility room, whilst an oil fired Aga warms the kitchen. The original staircase leads to a galleried landing which in turn leads to five bedrooms including a master suite with large en-suite bathroom. In addition, above the sun loggia, there is a sixth bedroom with en-suite wet room facilities.

The beautifully landscaped gardens and grounds extend to just over one acre and are approached via a sweeping gravelled driveway which provides parking and turning for several vehicles. A substantial, detached garage includes a large/store room to the rear. An attached paddock/meadow, which amounts to approximately two acres, is available by separate negotiation

The gardens have been landscaped to provide level lawned areas with extensive, well stocked beds and borders, flowering trees and shrubs. Beyond the garden there is a gently sloping meadow and from the house and gardens there are expansive views across the Devon countryside and into Cornwall.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

GROUND FLOOR

PORCH

Slate tiled floor and providing sheltered access to the oak entrance door beneath a gothic stone arch.

RECEPTION HALL

Original parquet floor; turning staircase to first floor; dado rail; understairs storage cupboard. Doors to:-

STUDY

14' 10" x 13' 11" (4.52m x 4.24m)

A sunny room with fitted cupboards with book shelving over; two three quarter length arched windows to side and rear.

CLOAKROOM

Low level W.C.; pedestal hand wash basin.





DRAWING ROOM

25' 3" x 17' 3" (7.7m x 5.26m)

A light and spacious room; fireplace with marble inset and hearth within a painted wooden surround; fitted cupboards to the side of the fireplace with book shelving over; two three quarter length windows to side; two arched windows to front overlooking the garden. A connecting door to:-

DINING ROOM

16' 7" x 14' 2" (5.05m x 4.32m)

Fireplace with marble inset and hearth in a painted wooden surround; small window to side together with a large window to front overlooking garden; connecting door to kitchen. Multi-paned door to:-

SUN LOGGIA

19' 3" x 12' 4" (5.87m x 3.76m)

Recently re-built, this fabulous room makes the most of the beautiful gardens that surround it with bi-folding doors to two sides which when fully opened provide unobstructed access to the garden; a further window gives views over the front garden whilst a spiral staircase leads to:-

BEDROOM SIX

13' 7" x 11' 11" (4.14m x 3.63m) (partially reduced head height)

Window to front and rear. Door to:-

EN-SUITE WET ROOM

Fully tiled; mains shower; low level W.C.; wash hand basin; heated towel rail.

KITCHEN

14' 10" x 14' 2" (4.52m x 4.32m)

Fitted with a modern range of wall and base units with granite work surfaces incorporating single drainer twin bowl sink unit with mixer tap; electric hob with extractor unit over; eye-level single oven; ceramic wall tiling; integral dishwasher; integral fridge; oil fired Aga; coved ceiling; window to side overlooking the garden; door returning to reception hall. Door to:-

REAR PORCH

This section of the ground floor accommodation has an independent access and could easily be used as an annexe if so required. Doors lead from the rear porch to:-

BOOT ROOM

Coat hooks; shelving for shoes; window to rear.

UTILITY ROOM

9' 0" x 8' 11" (2.74m x 2.72m)

Ample work surfaces with space beneath for washing machine, tumble dryer, freezer; ample storage shelving; floor standing oil fired boiler; tiled floor; window to rear. Door to:-

GAMES ROOM/BEDROOM

Fitted storage cupboard; window to side; French doors to garden. Door to:-

GUEST SHOWER ROOM

Low level W.C.; pedestal wash hand basin; shower cubicle with electric shower over; ceramic wall tiling; window to rear.



FIRST FLOOR

GALLERIED LANDING

A large open galleried landing with a window over the stairs providing natural light; coved ceiling; two built-in airing cupboards with shelving, one housing the hot water cylinder. Door to:-

MASTER BEDROOM

14' 11" x 14' 7" (4.55m x 4.44m)
Range of built-in wardrobes; windows to side and front elevations with superb views over the gardens and surrounding countryside. Concealed door to:-

EN-SUITE BATHROOM

Recently created and fully tiled; four piece white suite comprising twin wash hand basins within a vanity unit with illuminated mirrors over; paneled shower bath with mains shower; low level W.C.; bidet; radiator; heated towel rail; window to rear.

BEDROOM TWO

13' 8" x 11' 5" (4.17m x 3.48m)
Range of built-in wardrobes; further book/display shelving; dormer window to front with fitted dressing table.

BEDROOM THREE

13' 11" x 9' 2" (4.24m x 2.79m)
Currently being used as a dressing room and is extensively fitted with full length wardrobes; window to front with superb views over the garden and surrounding countryside.

BEDROOM FOUR

12' 7" x 9' 1" (3.84m x 2.77m)
Fitted wardrobes with a matching dressing table and bookshelf; window to side.

BEDROOM FIVE

14' 3" x 6' 0" (4.34m x 1.83m) (plus doorway and passage)
Triple mirror fronted wardrobes and matching dressing table; window to rear.

FAMILY BATHROOM

Fully tiled, four piece suite comprising pedestal wash hand basin, low level W.C., bidet, bath with mixer shower attachment; combined radiator and heated towel rail; window to side.

OUTSIDE

Abbot's Lodge occupies a stunning setting within its own formal gardens and grounds of just over one acre. The property enjoys a high degree of privacy and seclusion and is approached via a sweeping gravelled driveway that leads to an extensive parking/turning area for several vehicles.

DETACHED DOUBLE GARAGE

20' 0" x 18' 0" (6.1m x 5.49m)
Automatic 'up and over' door; power and light supply.

WORKSHOP/STORE

18' 0" x 10' 5" (5.49m x 3.18m)
To the rear of the garage is a useful workshop/store with separate access with power and light supply.

PLANNING PERMISSION

We understand from our clients that Planning Permission has been granted by West Devon Borough Council to convert the first floor of the garage and workshop into additional residential accommodation (Application Number 10866/2007/TAV). Also Planning Permission for the ground and first floor extension of circa 1050 sq ft was granted on 1 December 2017 and this can be accessed by quoting application number 3164/17/HHO.

GARDENS

The landscaped formal gardens lie predominantly to the front and rear of the house and are mainly laid to lawn with extensive flower beds and borders, specimen trees and shrubs. Beyond the gardens there is a gently sloping meadow which could easily accommodate horses and a stable block, if required, and is available by separate negotiation. The meadow can be accessed independently via its own field gate. Abbot's Lodge enjoys glorious views from both the property and the gardens across the Devon and Cornwall countryside.

SERVICES

Mains water and electricity, private drainage. Oil fired central heating.

OUTGOINGS

We understand this property is in band ' G ' for Council Tax purposes.

VIEWING

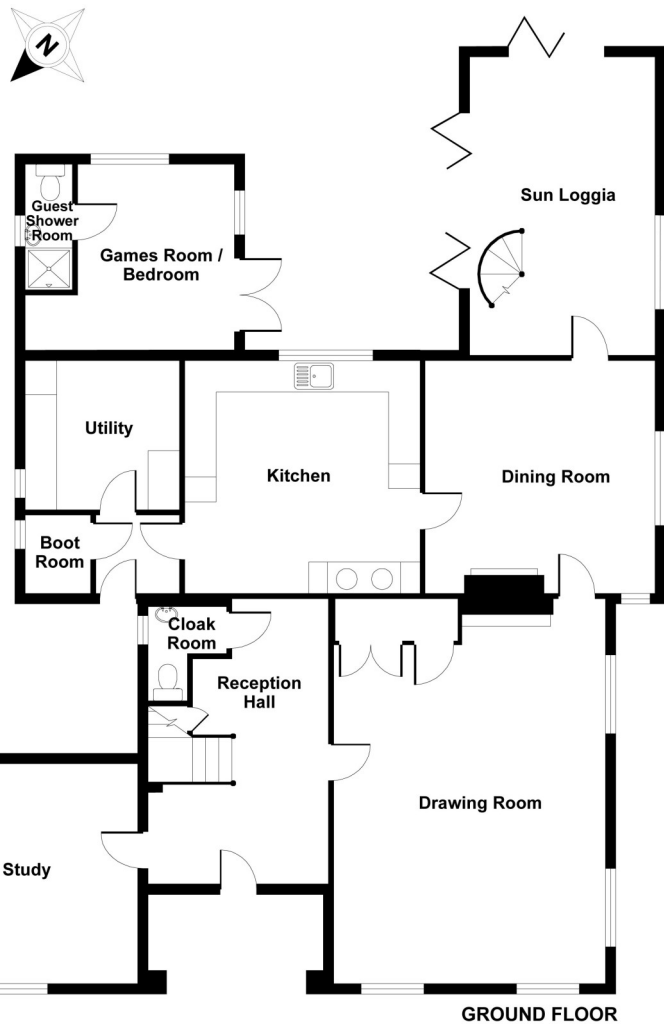
Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

DIRECTIONS

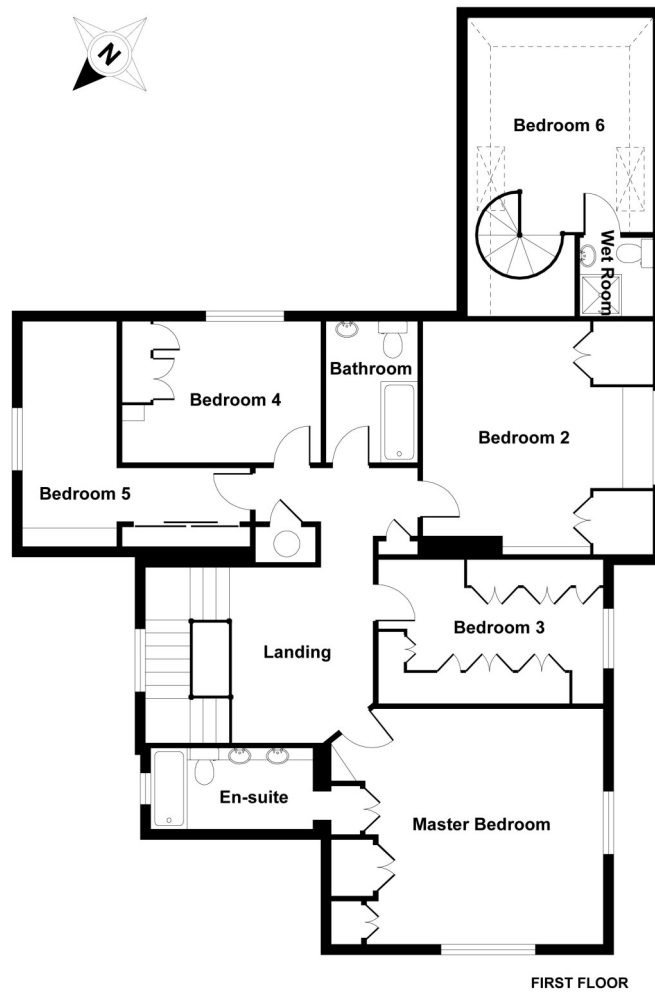
Abbot's Lodge lies approximately 9 miles from Plymouth, 5 miles from Derriford Hospital, 6 miles from Tavistock and 1 1/2 miles from Yelverton. From the Yelverton Offices of Mansbridge Balment proceed towards Plymouth turning right at the second set of bollards towards Crapstone. Continue along taking the second turning on the left into Green Lane. Proceed for exactly half a mile looking out for a white gate on the left hand side marked Abbot's Lodge. Proceed to the end of the gravelled driveway.



APPROX. GROSS INTERNAL FLOOR AREA 3243 SQFT / 301 SQM



APPROX. GROSS INTERNAL FLOOR AREA 3243 SQFT / 301 SQM



Ground Floor



More homes sold in PL19 & PL20 in 2016 *

Than any other ESTATE AGENT



EPC Rating 49 Band E

Y4129

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* Source Rightmove

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