



**LEIGH FARM, YELVERTON, PL20 7EF**

**GUIDE PRICE £1,500,000**

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Lawson are delighted to market this beautifully appointed, renovated luxury farmhouse, in a peaceful location in the Tavy Valley. The main house has been sympathetically renovated by the current owners in recent years and benefits from high quality accommodation arranged over two floors comprising; a front door leading to a large entrance hallway with parquet flooring and a window to the side elevation, exposed beams and a doorway to the sitting room. The sitting room is a large, double aspect room with a fireplace with a wood burning stove, stone hearth, back panel and wooden surround and mantel, inset spotlights, under stair storage and a doorway to the garden.

The dining room has a beamed ceiling, windows to the side elevation, fireplace with a granite lintel, wood burning stove and slate hearth, wall and ceiling light. Opening through to a fantastic sunroom with vaulted ceiling, large Velux windows which are electronic with rain sensors, slate flooring, underfloor heating, sliding patio doors and windows overlooking the gardens. Double doors opening through into the kitchen which is fitted with a matching range of base and eye level storage cupboards with partial oak work surfaces, five burner Neff induction hob, extractor fan, double electric oven, stainless steel sink drain unit with a mixer tap, tiled splash backs, integral dishwasher, slate flooring, underfloor heating and a doorway to the utility.

The utility is fitted with a matching range of base and eye level storage cupboards, plumbing for a washing machine, space for a tumble dryer and a stainless steel sink drain unit with a mixer tap and tiled splash backs, underfloor heating, window and a doorway to the porch. Downstairs cloakroom has a low level WC and pedestal wash hand basin.

From the main hallway, carpeted stairs ascend to the first floor landing with a large pull down loft access and a window to the front elevation, large walk in storage cupboard and doorway to bedroom one. Bedroom one is a large double with a double aspect, semi vaulted ceiling and an en suite bathroom which is fitted with a matching 4-piece suite comprising, a double sink unit with storage beneath, roll top bath with mixer tap and shower attachment, low level WC and a large, oversized shower cubicle with a direct feed shower unit, extractor fan and double aspect.

Bedroom two is a further double and has a window to the side elevation, a fitted sink unit with storage beneath and tiled splash backs. Bedroom three is another double with a window to the side elevation. Bedroom 4 is a further double with a window to the side elevation.

The family bathroom is fitted to an exceptionally high standard with a matching white 4-piece suite comprising, an oversized shower cubicle with drencher head, folding glass screen and easy clean panelling, panel enclosed bath, low level WC and a wash hand basin with built in storage, windows to the side elevation.

Externally, the property is approached via a long driveway, leading to a courtyard providing parking, there is an adjoining block of garages with power and light.

The main garden of the property has been beautifully landscaped with a flagged terrace and pathways leading to the cottage gardens with large spring fed ponds, raised beds and an orchard. The property has an additional large orchard with a full range of mature apple and pear trees currently and is used for bee keeping.

The property has been upgraded with some impressive eco technology, a full ground source heating system has been installed with a full bank of solar panels and an electric car charging point, our vendor has been delighted with the system and it has reduced running costs significantly.

Addition to the farmhouse, there are two semi detached cottages with full residential consent with reversed accommodation currently let on an assured shorthold tenancy.

Willow Cottage and The Granary are both one bedroom reversed accommodation barn conversions with parking and courtyard gardens.







## UTILITIES

Mains water, electricity, solar panels, ground source heating and private drainage, mobile coverage is limited, broadband connection is fiber fast with airband

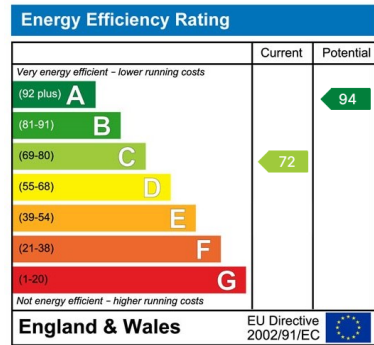
## OUTGOINGS WEST DEVON

We understand that Leigh Farm is in band 'E' for council tax purposes and the amount payable for the year 2024/2025 is £2,833.53. Willow Cottage and The Granary are in band 'A' and the amount payable for the year 2024/2025 is £1,545.56 (by internet enquiry with West Devon Council). These details are subject to change.

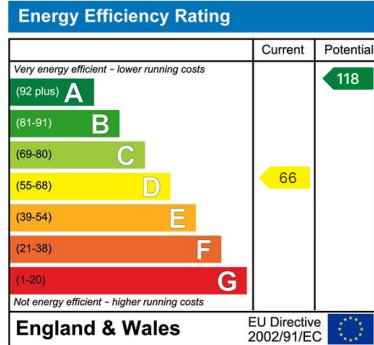
## YELVERTON

Yelverton is nestled in the heart of the Dartmoor National Park and located only 5 miles from North Plymouth and the nearby market town of Tavistock. The property itself is just a short, gentle, stroll to the amenities of Yelverton shops which include a supermarket, butchers, post office, hairdressers and a café, there is also a cricket club and the popular Village pub, 'The Rock Inn'. Derriford Hospital is conveniently located approximately 5 miles away and Yelverton is an exceedingly popular purchasing destination for the medical fraternity employed there.

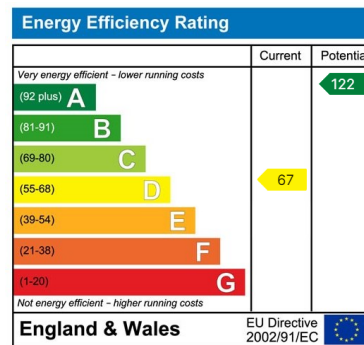
## EPC'S



**LEIGH FARM**



**WILLOW COTTAGE**



**THE GRANARY**











## LEIGH FARM

GROUND FLOOR  
1287 sq.ft. (119.6 sq.m.) approx.



1ST FLOOR  
1113 sq.ft. (103.4 sq.m.) approx.



TOTAL FLOOR AREA : 2400 sq.ft. (223.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## VIEWING

By appointment with LAWSON.

## STRICTLY BY APPOINTMENT ONLY

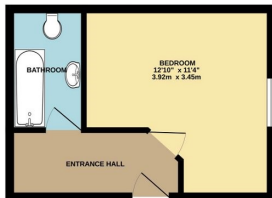
## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2024.

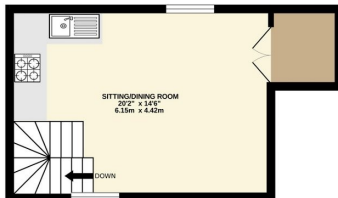
Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :-  
(1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold or withdrawn.

## THE GRANARY

GROUND FLOOR  
230 sq.ft. (21.4 sq.m.) approx.



1ST FLOOR  
255 sq.ft. (23.7 sq.m.) approx.

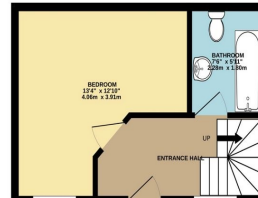


TOTAL FLOOR AREA : 485 sq.ft. (45.1 sq.m.) approx.

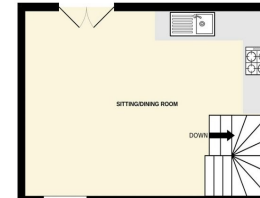
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## WILLOW COTTAGE

GROUND FLOOR  
258 sq.ft. (23.9 sq.m.) approx.



1ST FLOOR  
258 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 515 sq.ft. (47.9 sq.m.) approx.

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