



# Cross Keys Estates

Opening doors to your future



Dol-Coed  
Yelverton, PL20 7DZ  
Guide Price £1,000,000 - £1,250,000 Freehold





Dol-Coed , Yelverton, PL20 7DZ

Offers In The Region Of £795,000 Freehold

Cross Keys Estates are thrilled to bring this fabulous rural retreat to the market. Nestled in the charming sought after village of Bere Alston situated between the rivers Tamar and Tavy, close to Buckland Abbey, Dol-Coed presents an incredible opportunity for those seeking a tranquil countryside lifestyle. This relatively modern detached bungalow boasts two reception rooms, three generous double bedrooms, and a well-appointed bathroom, offering comfortable living spaces for you and your family. For those with an enthusiasm for nature, the property is registered as a small holding, the property includes an orchard and paddock, perfect for those with green fingers or a penchant for outdoor activities, you could look at equestrian use, kennelling, small market garden or plant nursery or alternatively a possible glamping site as this property and the large grounds are so versatile, the options are endless.

- Amazing Property, Over 2.15 Acre Plot
- Great Rural Setting, Close To Village
- Agricultural Building, Stores, Static Caravan
- Currently A Registered Small Holding
- Great For Multi-Generational Living
- Located Between The Rivers Tamar & Tavy
- Large Detached Modern Bungalow
- Landscaped Garden, Paddock, Orchard
- Possible Agricultural Building Conversion
- Early Viewing Recommended, EPC - C71





## More Property Information

Another fantastic feature is the modern two bedroom caravan that can easily be used for guest accommodation, holiday lets or ground workers accommodation. Imagine waking up to the picturesque views of the surrounding countryside, offering a sense of peace and serenity that is truly priceless. One of the standout features of this property is it's location, village life with a true rural setting and ample outside space, ensuring convenience for both residents and guests. The property's expansive plot includes working barns and further storage facilities, providing versatility and potential for various uses.

In conclusion, this bungalow is not just a property; it is a canvas waiting for the right owner to unlock its full potential. Whether you are looking for a comfortable family home, a development project, or a peaceful retreat, this property has it all. Don't miss out on the chance to own a piece of this idyllic countryside setting.

## Cross Keys Estates

As one of Plymouth's leading QUALIFIED estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call, you will not be disappointed. 98% of our clients recommend us to their friends and family and our results, when it comes to sales, are unrivalled.

## Bere Alston

Bere Alston is a village in West Devon overlooking the beautiful Tamar Valley. With a population of about 2,000, the village lies in the Bere peninsula, between the rivers Tamar and Tavvy. At one time, the mainline trains to London would stop at the village to pick up locally grown produce destined for the capital. Bere Alston is about 12 km north of the centre of Plymouth. Trains still run to Bere Alston railway station on the picturesque Tamar Valley Line between Plymouth and Gunnislake, and trains reverse at this station. There has been discussion of making the station a junction once again by reopening the former 'main line' to Tavistock, the largest town in Devon currently without a railway station.

Once home to numerous pubs, the village now only has one public house, The Edgcombe Hotel, on Fore Street, which at one time was also a jail and later a schoolhouse. It boasts many amenities including a primary school judged good by Ofsted, post office, butchers, Co-op, pharmacy, doctors' surgery, public house and a train station which links the village to Plymouth about a half hour train ride away. It has regular bus services to the Ancient Stannary town of Tavistock with its famous indoor market about fifteen minutes' drive away. Tavistock has a primary school, Tavistock Community College (secondary school) and the famous Kelly College. Bere Alston and the nearby village of Bere Ferrers have many beautiful walks in and around the fields and woodlands surrounding the river Tamar.

## Porch

## Entrance Hallway

## Sitting Room

18'6" x 14'10" (5.63m x 4.53m)

## Kitchen/Breakfast Room

12'0" x 11'8" (3.67m x 3.55m)

## Dining Room

12'0" x 9'7" (3.67m x 2.92m)

## Primary Bedroom

13'8" x 12'8" (4.17m x 3.85m)

## Bedroom 2

13'4" x 12'10" (4.06m x 3.92m)

## Bedroom 3

13'4" x 9'7" (4.06m x 2.92m)

## Family Bathroom

## Toilet

## Garden

## Paddock

## Orchard

## Field

## Ariel Views & Surroundings

## Lettings Department

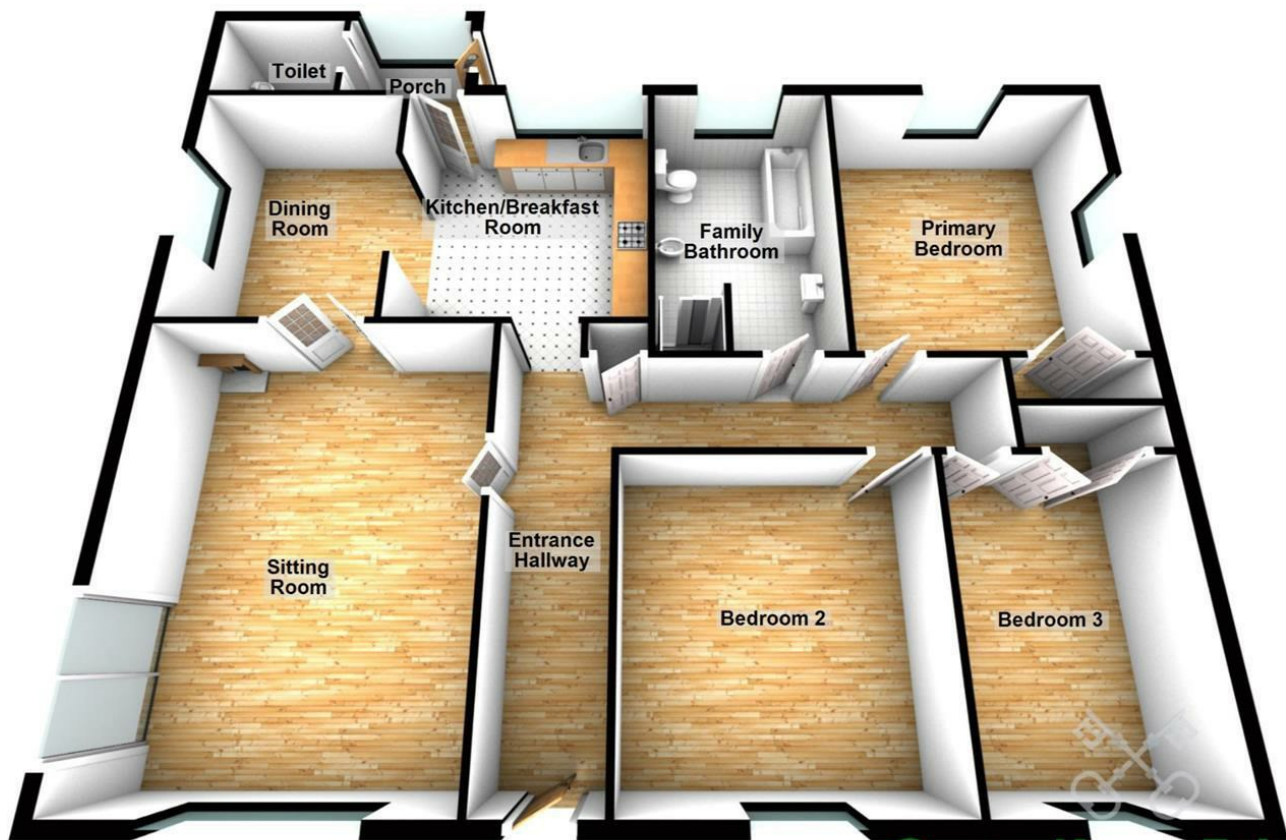
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

## Financial Services

Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment mortgages. Please get in touch to arrange a free, no obligation appointment to see how they can help you. Tel. 01752 255905, Email. sarah.millman@pn-fs.co.uk



## Ground Floor



**Cross Keys Estates**  
Residential Sales & Lettings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>71</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**Council Tax Band D**



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Sales, Cross Keys House 51-53 Devonport Road,,  
Stoke, Plymouth, Devon, PL3 4DL  
Tel: 01752 500018 | [sales@crosskeysestates.net](mailto:sales@crosskeysestates.net)  
[www.crosskeysestates.net](http://www.crosskeysestates.net)