



Ling Cottage
Clearbrook, Yelverton, Devon, PL20 6JD



Price Guide - £500,000 Freehold

Property

Beautifully presented and extended character home, situated in a sought-after moorland village within easy access to Plymouth City Centre. Internal viewing is strongly recommended.

The accommodation briefly comprises: Entrance porch, hallway, sitting room, kitchen/dining room, 4 bedrooms, bathroom, shower room, w.c., gardens, oil fired central heating.

Accommodation

Entrance door leads to:

Entrance Porch 8' 2 x 4' 2 (2.5m x 1.28m)

With UPVC double glazed windows, shelving, door from here leads to:

Hallway

Staircase rises to the first floor, radiator, dado rail, under stairs storage cupboard, door to kitchen/dining room, further door leads to:

Sitting Room – 13' 1 x 12' 5 (4.00m x 3.82m) (exc bay window)

Sash UPVC double glazed bay window to the front with open views over moorland, fireplace with timber lintel housing wood burning stove, picture rail, radiator.

Kitchen/Dining Room – 18' 6 x 17' 5 (5.67m x 5.34m) (overall)

A delightful open plan room with seating area and custom built kitchen. Fitted with a range of wall and base units with granite worktops, central island with breakfast bar, inset sink, integrated dishwasher, Range style cooker, UPVC double glazed door and window providing access to the rear garden, Velux windows, exposed stone fireplace with wood burning stove, built-in shelving and cupboard to the side of the chimney breast, under stairs storage cupboard.

From the hallway, staircase rises to:

First Floor Landing

Dado rail, radiator.

Shower Room – 8' 4 x 7' (2.56m x 2.13m)

Modern suite with large walk-in shower, wash hand basin in vanity unit with cupboard below, sash UPVC double glazed window to the rear overlooking the garden and open countryside, built-in cupboard with domestic hot water cylinder and shelving, tiled walls and flooring.

Separate W.C. – 4' 4 x 2.9 (1.35m x 0.89m)

Fully tiled walls and flooring, modern low level w.c., UPVC double glazed window to the rear.

Bedroom 3 – 11' 8 x 7' 7 (3.61m x 2.36m)

Sash UPVC double glazed window to the rear with views over the garden, built-in wardrobe, radiator.

Bedroom 2 – 13' 1 x 11' 3 (4.00m x 3.43m)

Sash UPVC double glazed bay window to the front with delightful aspect overlooking moorland, period fireplace (not used), two radiators.



Bedroom 4/Study – 8' 3 x 6' 9 (2.45m x 2.09m)

Sash UPVC double glazed window to the front with moorland views, radiator.

Second Floor

Bedroom 1 – 18' 8 x 10' 6 (5.74m x 3.22m) + 10' 2 x 7' 9 (3.10m x 2.40m) (inc stairwell)

Please note there is restricted height into the roof eaves.

Dormer sash UPVC double glazed window and Velux windows to the front and rear with wonderful moorland views, exposed beams, built-in wardrobe, radiator.

Bathroom – 7' 9 x 6' 2 (2.42m x 1.90m) (exc recess)

Bath with shower over, wash hand basin in vanity unit with cupboard below, low level w.c., heated towel rail, radiator.



Outside

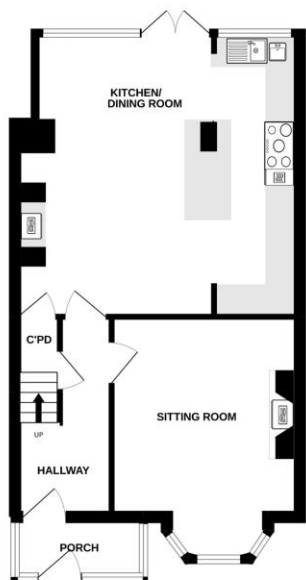
A wrought iron gate opens onto a pretty-walled courtyard at the front with paved tiles and bordering plants, making a delightful seating area.

The principal garden is to the rear and includes a paved terrace seating area with outside tap, electric safety breaker point and log store. The oil-fired boiler is also located here, hidden by wicker trellis. The garden descends to a lower level and includes another seating area with bordering shrubs and plants and a useful timber store/workshop.

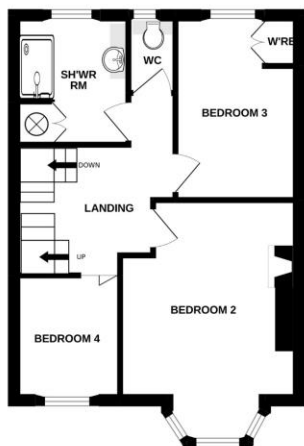
Council Tax Band C

Local Authority West Devon

Postcode for Satnav PL20 6JD



GROUND FLOOR



FIRST FLOOR



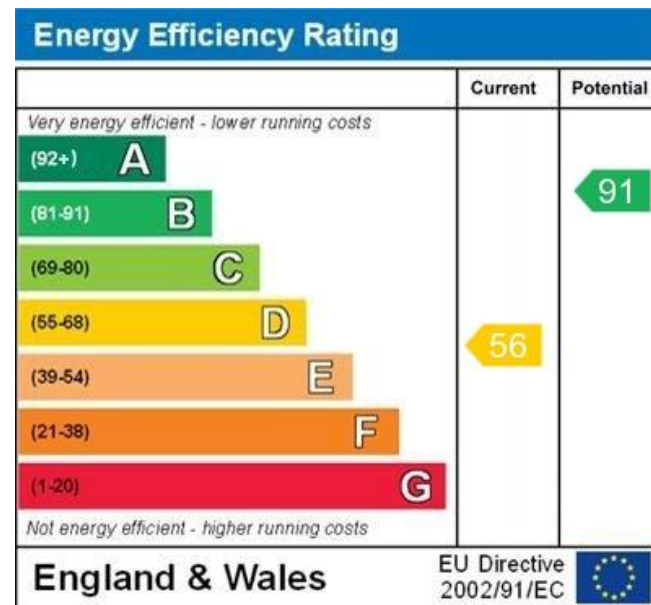
SECOND FLOOR



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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