



Salisburys

## Sampford Spiney, Yelverton, PL20

Offers In Region Of £875,000

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- Detached Character Home with detached annex
- Three Reception Rooms
- Modern detached annex with balcony
- Grounds to 1.5 acres
- Semi-rural location
- Five Bedrooms
- Character features to main house
- Gardens, paddock and orchard to rear
- Large double garage/workshop
- Parking for multiple vehicles



Offering a fantastic opportunity to purchase a renovated character property with separate detached annex in grounds of approx. 1.5 acres with large double garage/workshop, further storage sheds, orchard, paddock and gardens. The main house was originally the Old Forge and offers three/four bedrooms (vaulted Master Bedroom), a large open plan Kitchen/Dining Room, two further reception rooms and a Shower Room with separate toilet. The "Dartmoor Linhay" Annex (Air BnB potential) offers a detached, two bedroom house (the main bedroom with balcony looking over the gardens) with Kitchen, Lounge and Shower Room. Externally, the property offers a generous timber framed double garage with workshop and parking for multiple vehicles. The gardens are divided into a paddock, an orchard and general gardens with large patio with granite and gravelled features. This complete complex offers huge potential for multi-generational living and/or rental income.

