



Sampford Spiney, Yelverton, PL20

Offers In Region Of £875,000



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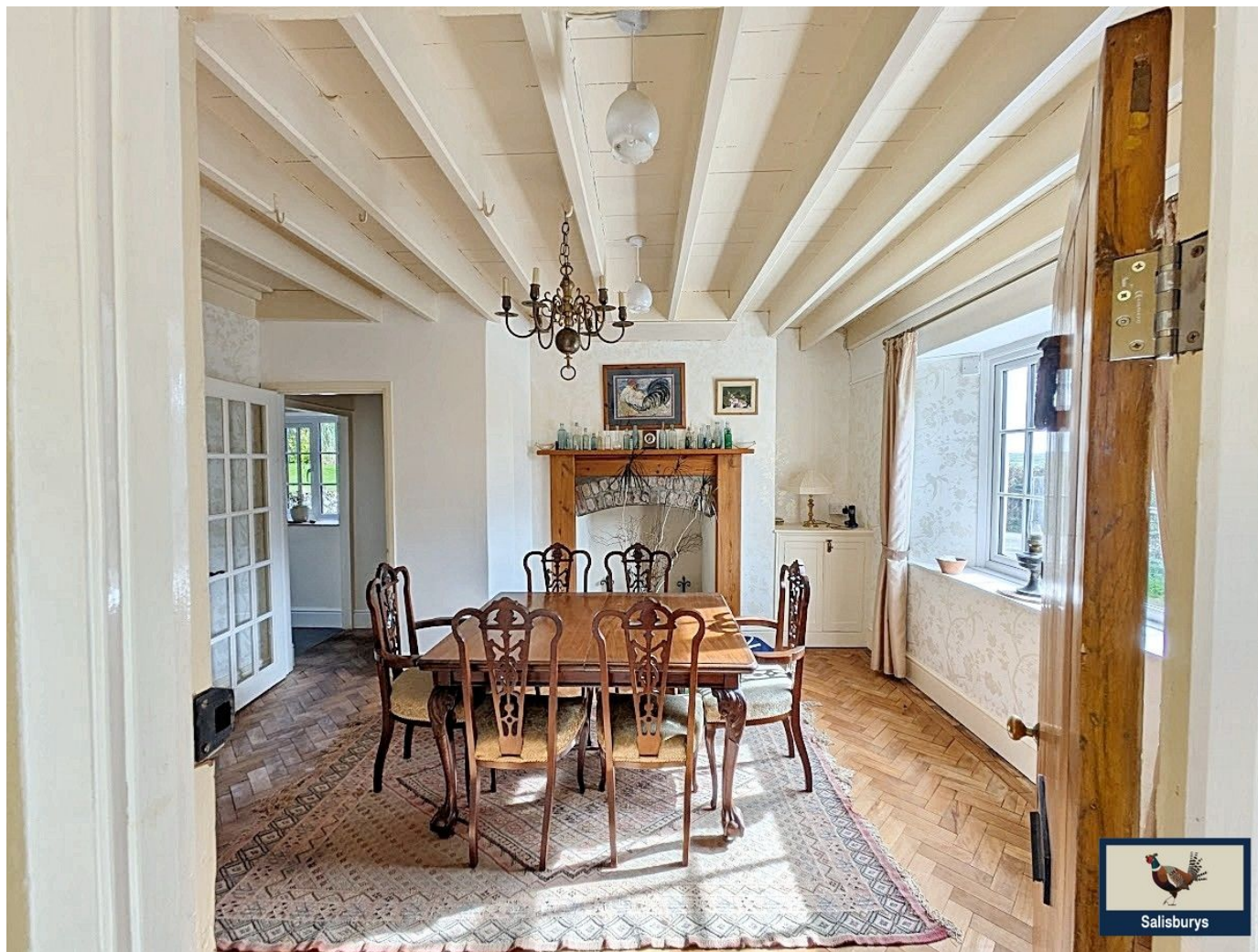
The Old Forge and Dartmoor Linhay.

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.

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.





Main House: The Old Forge

Entrance Porch:

Leads to:

Reception Room: (4.43m x 3.54m / 14'6" x 11'7")

Featuring parquet flooring and a wooden-surround fireplace.

Family Bathroom: (2.74m x 2.32m / 9'0" x 7'7")

Includes a corner shower, bath, and washbasin.

Cloakroom:

Separate WC with tiled floor and opaque glazed window.

Kitchen/Dining Room: (6.40m x 4.00m / 21'0" x 13'1")

Spacious family kitchen with a Rayburn.

Reception Two (Lounge): (4.12m x 3.40m / 13'6" x 11'2")

Brick fireplace with woodburning stove.

First Floor Accommodation

Master Bedroom: (7.50m x 3.63m / 24'7" x 11'11")

Large double with solid wood flooring, dressing area, and dual-aspect dormer.

Bedroom Two: (3.64m x 2.77m / 11'11" x 9'1")

Spacious double with countryside views.

Bedroom Three: (3.99m x 2.45m / 13'1" x 8'0")

Double bedroom overlooking the rear garden.

Bedroom Four: (2.82m x 1.52m / 9'3" x 5'0")

Currently used as a dressing/storage room with fitted wardrobes.





The Dartmoor Linhay accommodation:

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.

Shower Room: (2.67m x 1.33m - 8'9" x 4'4")
Floor ceiling tiling with white sanitaryware.

Kitchen: (3.20m x 2.63m - 10'6" x 8'8") The kitchen is fitted with a range of base and wall units, stainless steel sink, space for a fridge/freezer with an Aga. There is an additional integrated hob and single electric oven, stainless steel sink and has a tiled floor.

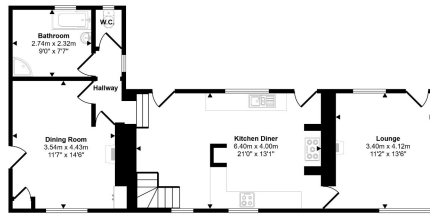
Lounge/Dining Room: (4.90m x 3.35m - 16'1" x 11'0") The living area has triple aspect windows which offer views across the gardens.

Bedroom One: (4.88m x 3.36m - 16'0" x 11'0")
Spacious double bedroom with French doors leading to balcony area that overlooks the rear garden.

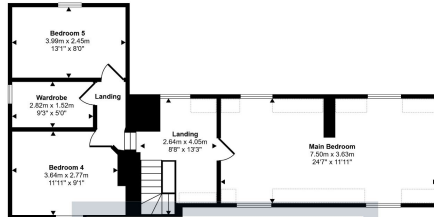
Bedroom Two: (3.46m x 3.35m - 11'4" x 11'0")
Double bedroom with built-in storage overlooking the courtyard garden.



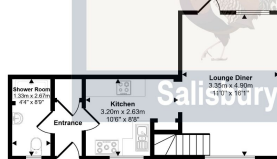
Approx Gross Internal Area
244 sq m / 2627 sq ft



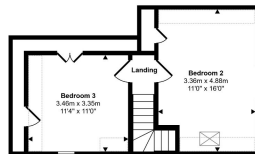
Ground Floor 1
Approx 71 sq m / 769 sq ft



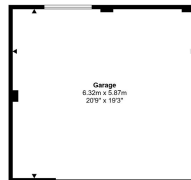
First Floor 1
Approx 68 sq m / 728 sq ft



Ground Floor 2
Approx 52 sq m / 560 sq ft



First Floor 2
Approx 37 sq m / 393 sq ft



Garage
Approx 37 sq m / 399 sq ft

1 Devices head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Views of items such as bedrooms, rooms are representative only and may not look like the real items. Made with Make Dropify 201.

