



Bere Ferrers, Yelverton, PL20

Offers Over £750,000



Salisburys

Bere Ferrers, Yelverton, PL20

We are delighted to offer this exceptional property to the market! Not only is it superbly presented and finished to a very high specification, it is situated in an exceptional location that offers far reaching views across open countryside and the Tamar Estuary. Built in 2007, this detached property has been designed to provide a wonderful family home offering bespoke character features with modern contemporary specification. The property offers generous living accommodation including a stunning Garden Terrace Room designed to maximise the rear views from the property, a large Kitchen/Dining Room, four double bedrooms, (Master with ensuite and a Private Lounge/Dressing Room), three Bathrooms and further w.c. The property offers a garage and parking for multiple vehicles with landscaped gardens to both the front and rear. This property really is a MUST SEE.

The entrance to the property is via an attractive arched porch with flagstone flooring, side slate porch benches with under-bench log storage and "arrow loop" windows to either side with slate window sills. Upon entering the actual property, the Entrance Hallway is laid with slate flagstone flooring throughout with an oak handrail to the dog-leg staircase providing access to the upstairs accommodation.

Externally, the property is approached from the road via a five bar gate with separate pedestrian access gate onto the gravelled driveway that provides ample parking for multiple vehicles. To the right of the driveway is a raised vegetable/flower garden that continues round to a wooden storage shed to the rear of the property. To either side of the porch, there are mature flower borders that set off the kerb appeal of the property.

To the rear of the property, the garden has been "hard" landscaped to provide a patio and veranda seating area, a circular pathway around the gardens, a wildlife water pond and Devon stone borders offering a selection of architectural, interesting plants. The views across the countryside to the Tamar Estuary can be seen from all aspects of the rear garden.





Entrance Porch (2.49m x 1.48m/8'2" x 4'10")

Entrance Hallway (3.71m x 4.01m/12'2" x 13'2")

Downstairs Shower Room (2.15m x 1.99m/7'1" x 6'6")

Lounge/Family Room (3.86m x 7.25m/12'8" x 23'9")

Kitchen (3.83m x 6.05m/12'7" x 19'10")

Pantry (2.17m x 1.49m/7'1" x 4'11")

Utility Lobby (2.29m x 2.62m/7'6" x 8'7")

Utility Room (2.32m x 1.54m/7'7" x 5'1")

Downstairs Cloakroom (0.83m x 1.55m/2'9" x 5'1")

Rear Access Lobby (1.15m x 5.82m/3'9" x 19'1")

Garden Terrace (7.89m x 2.48m/25'11" x 8'2")

Upstairs accommodation:

Bedroom Two (3.90m x 2.92m/12'10" x 9'7")

Bedroom Three (2.76m x 4.18m/9'1" x 13'9")

Bedroom Four (3.88m x 2.91m/12'9" x 9'7")

Family Bathroom (2.43m x 2.00m/8'0" x 6'7")

Master Bedroom (3.35m x 4.02m/11'0" x 13'2")

En-Suite (2.19m x 1.81m/7'2" x 5'11")

Dressing Room (4.81m x 5.64m/15'9" x 18'6")





External: The property is approached from the road via a five bar gate with separate pedestrian access gate onto the gravelled driveway that provides ample parking for multiple vehicles. The driveway is edged by a paved border to the left that runs to the side access gate to the rear of the property. To the right of the driveway is a raised vegetable/ flower garden that continues round to a wooden storage shed to the rear of the property. The main access to the house is via a gentle slope towards the garage or via flagstone slate steps that lead to the front porch. To either side of the porch, there are mature flower borders that set off the kerb appeal of the property.

To the rear of the property, the garden has been "hard" landscaped to provide a patio and veranda seating area, a circular pathway around the gardens, a wildlife water pond and Devon stone borders offering a selection of architectural, interesting plants. The views across the countryside to the Tamar Estuary can be seen from all aspects of the rear garden, the Garden Terrace and the covered veranda seating area.

EPC: Awaiting

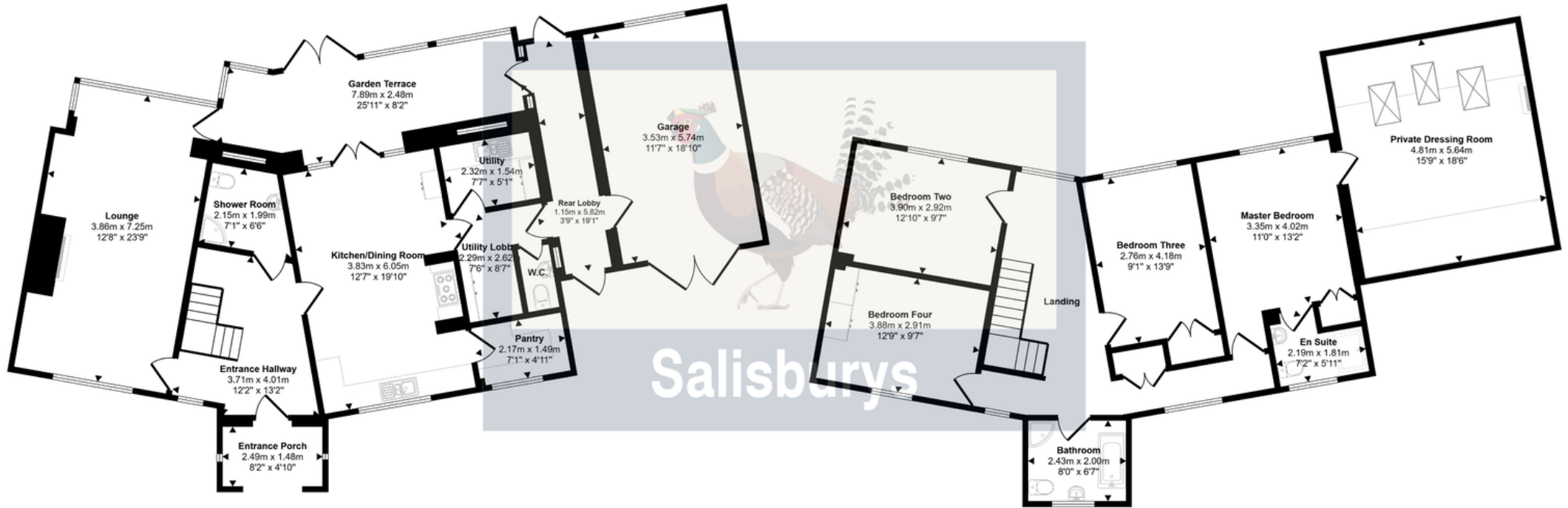
Council Tax: F

Services: Mains electric, main gas, mains water & sewerage. Solar panels for hot water.

Agents Notes: Fixtures, fittings, appliances or any building services referred to does not imply that they are in working order or have been tested by us. The suitability and working condition of these items and services is the responsibility of purchasers.



Approx Gross Internal Area
246 sq m / 2644 sq ft



Ground Floor
Approx 136 sq m / 1459 sq ft

First Floor
Approx 110 sq m / 1185 sq ft

Denotes 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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

