



Longacre House



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Crapstone, Devon, PL20 7PF

Open Moorland 0.4 miles • Yelverton Parade 1.5 miles •
Tavistock 6 miles • Plymouth 10.5 miles (Hospital 7 miles)

A beautifully finished, highly energy-efficient family home in a desirable edge-of-village position, surrounded by large, mature gardens of 0.79 acres, and with two paddocks, a yard and outbuildings available by negotiation.

- Versatile South-facing Family Home
- High Energy Efficiency with PV Array
- Long Gated Drive, Double Garage
- 3.36 Acres Available by Separate Negotiation
- Freehold
- Presented in Superb Condition
- Beautiful, Mature Gardens on all Sides
- Private, Sheltered Edge-of-Village Location
- Yard, Outbuildings with Equestrian Potential
- Council Tax Band: G

Guide Price £975,000

SITUATION

This hugely appealing home is located in a peaceful and sheltered position at the head of a long, private drive on the edge of the sought-after moorland village of Crapstone. Open moorland is accessible within half a mile of the property, which may particularly interest those keen on walking or cycling, or with an interest in equestrian pursuits.

Crapstone is a popular Dartmoor village which is within easy reach of Yelverton and the town of Tavistock, and within commutable distance of Plymouth including the catchment of Derriford Hospital and the city's many schooling options. Yelverton is an extremely desirable village on the fringe of Dartmoor which provides an excellent range of day-to-day amenities, including a well-stocked parade of shops.

The thriving town of Tavistock, only 6 miles away, offers a superb range of shops, schools and recreational facilities, including the sought-after private and independent school, Mount Kelly, whilst Plymouth city centre is located 10.5 miles to the south.

DESCRIPTION

This hugely appealing and well-rounded family home was built around 45 years ago, before being significantly extended, enhanced and remodelled by our clients during their 35-year tenure. The versatile 5-bedroom, 3-reception accommodation is characterised by good-sized, bright and square rooms that are tastefully finished and enjoy an excellent degree of natural light. Externally, the house is surrounded by extensive gardens with two adjoining paddocks and stable yard which were purchased by the current vendors during their ownership and are available by separate negotiation.



The adjoining land houses a pair of versatile outbuildings and a former yard which could once again offer equestrian potential (subject to any necessary consents or approvals). The property also benefits from excellent energy efficiency and an extremely high, B-rated EPC, with PV panels and Tesla battery storage supporting the house's energy usage.

THE HOUSE

On the house's ground floor are several reception rooms, including a well-appointed sitting room centered around a marble fireplace, a dual-aspect family room featuring a log-burning stove and French doors to the front garden, a formal dining room and a private study. The triple-aspect kitchen is equipped with a comprehensive range of cupboards and cabinets with black granite worktops. Integrated NEFF appliances include a dishwasher, eye-level oven, microwave oven, warming drawer, and 4-ring electric hob with extractor hood over. Also on the ground floor, there is a triple-aspect conservatory, a dedicated utility/laundry room and a well-appointed cloakroom.

At first-floor level, there are five double bedrooms (including two en-suites) and a standalone family bathroom. As with the reception rooms, each of the bedrooms enjoys a slightly different but equally attractive outlook over the house's gardens and grounds. The large, dual-aspect master is served by an en-suite bathroom complete with a walk-in shower and 'his and hers' washbasins. The guest room benefits from an en-suite shower room and fitted wardrobe space. Of the other three double bedrooms, one has recently been used as a home office and is therefore fitted with a range of built-in shelving, plus further wardrobe and storage cupboards.

The house is discreetly located and approached over a long private drive into a gated parking area where there is also a double garage. The house is surrounded by mature, landscaped, low-maintenance gardens comprising well-kept lawns interspersed with a great variety of flowering shrubs and specimen plants, including acers, magnolias, camellias and Japanese flowering cherries.

ADJOINING LAND AND OUTBUILDINGS

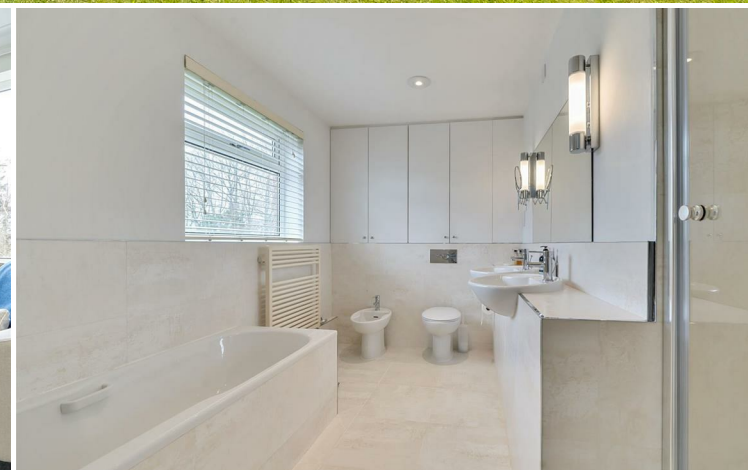
Beyond the formal gardens, with their own separate access, are two level, pasture paddocks and a former stable yard where there are two large concrete pads, a separate water connection and the footings of a former stable building, all offering the potential to reinstate equestrian facilities. In addition, the machinery shed located here could be adapted for stabling (subject to any necessary consents). Adjacent to the machinery store is a blockwork building used as a games room and which could be adapted for several alternative uses such as a studio, workshop or hobbies room. In all, the additional land amounts to 3.36 acres.

SERVICES

Mains electricity, water and gas. Private drainage via a septic tank and Gas-fired central heating. 12x photovoltaic panels and Tesla storage battery have provided 50-75% of annual electricity consumption (documented in the Tesla app). Superfast broadband is available and mobile/data services are available via EE and Three - this may vary with other providers (source: Ofcom's online service checker). The house is of traditional cavity masonry beneath a tiled roof. Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTE

A public footpath runs the length of the property's northern boundary connecting two local minor roads. It is partly within the boundary but heavily screened from the house by a row of mature beech trees and hedging. Please note, the footpath is within the deeds of the adjoining land not Longacre House.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 2627 sq ft / 244 sq m (excludes shed)
 Garage = 226 sq ft / 20.9 sq m
 Total = 2853 sq ft / 264.9 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1102094