



Cornerstones







# Cornerstones

Hoo Meavy, Yelverton, Devon, PL20 6JE

Open Moorland 750 yards • Yelverton Parade 1.8 miles • Tavistock 7.5 miles • Plymouth 8.5 miles (Derriford Hospital 5 miles) • Exeter (via A38) 46 miles

An exceptionally versatile country residence comprising three dwellings, gardens, paddocks and outbuildings including extensive stabling, offering superb potential for multi-generational living or an income stream, 8.75 acres in all.

- Incredibly Versatile Countryside Home
- Cottage and Barn, Both 2-bedroom
- Stabling and Paddocks, 8.75 Acres in All
- Quiet and Picturesque, Unspoilt Hamlet
- Freehold
- Principal 3-Bedroom House
- Attractive Lawn and Walled Gardens
- Nearby Outriding to Open Moorland
- No Chain
- Council Tax Bands: F and B

Guide Price £1,250,000

## Stags Tavistock

Bedford Square, Tavistock, Devon, PL19 0AH

01822 612458 | [tavistock@stags.co.uk](mailto:tavistock@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty

## SITUATION

This appealing and individual countryside home is situated in an elevated yet private position on the fringe of Hoo Meavy, within Dartmoor National Park and near the moorland village of Clearbrook. The property is within extremely easy reach of Plymouth city and commutable distance of both Derriford Hospital and the city's schooling options, whilst also being within proximity of Yelverton and Tavistock. Open moorland is accessible in several directions, within less than a mile, providing incredible opportunities for active families and those with an outdoors-oriented lifestyle, and particularly those with equestrian interests.

Yelverton itself is an extremely popular and sought-after village on the fringe of Dartmoor National Park, providing an excellent range of day-to-day amenities with the parade of shops featuring a mini-supermarket, local butchers, delicatessen, cafe and pharmacy, whilst the village also has a GP Surgery, Texaco fuel station, Post Office and Veterinary Surgery, as well as a selection of eateries and a popular Free House, The Rock Inn. For the sports enthusiast, there are golf, cricket, tennis and bowling clubs. In all, Yelverton offers a very high standard of living with a wonderful sense of community.

## DESCRIPTION

Offered to the market with no onward chain, this peacefully located countryside home offers an exceptional level of versatility, comprising a principal 3-bedroom detached house, plus a 2-bedroom stone cottage and a detached 2-bedroom barn conversion with consent for holiday occupancy. Each of the dwellings requires a degree of modernisation or refurbishment, but together they offer a tremendous opportunity for those needing an annexe or multi-generational living and those seeking to generate an income through holiday or residential letting (or a combination of both). Additionally, the property is accompanied by several paddocks and outbuildings including extensive stabling, ideal for keen equestrian enthusiasts and those seeking to establish a smallholding, with moorland outriding available less than a mile away.

## ACCOMMODATION

The three dwellings are arranged around a tarmac drive and each has its own access. The house and cottage have unrestricted residential consent, whilst the barn conversion (The Mews) has consent for holiday use.

**THE HOUSE** - Situated at the head of the drive, the principal house has a block-paved driveway to the side which provides parking space for a couple of vehicles. There is a formal entrance porch into a central reception hallway, from where there are doors to a sitting room centered around a log burner, separate dual-aspect dining room, kitchen and WC. To one side of the kitchen is a side porch, utility and plant room. On the first floor are three double bedrooms, including a dual-aspect master with en-suite shower room, and a standalone shower room. The accommodation is generally very bright, with plenty of natural light, and is in need of thorough modernisation. Externally, the house is accompanied by a pretty, terraced lawn garden at the rear which is planted with an array of colourful flowering plants and shrubs. Beyond the lawn garden is a large, traditional walled garden, enclosed by high stone and brick walls, which was once a productive kitchen garden and, with some attention, this could be reinstated.





**THE COTTAGE** - To the northwest of the drive, the cottage dates to 1877 and has been re-roofed in the last few years. It is complemented by an attached, open-fronted stone garage to one side and a very attractive, walled cottage garden to the other, where there is a useful garden store. The accommodation is briefly comprised of an entrance conservatory, sitting room, dining room, kitchen, wet room and two first-floor double bedrooms. The cottage is charming and characterful in nature although also in need of thorough modernisation.

**THE MEWS** - Opposite the cottage, the 2-bedroom holiday barn was converted around 15 years ago and is generally in good condition, although some lighter cosmetic improvement and alteration may be desirable. The accommodation comprises an entrance hall, kitchen/dining room, sitting room with log burner and patio doors, WC, two good-sized double bedrooms and a bathroom. Off the principal bedroom is a large storage loft and there is also an integral garage off the hallway. Outside, to the side of the barn is a small courtyard and parking space.

#### **LAND AND STABLING**

A cobbled lane leads from the top of the tarmac drive, past the large walled garden, to the land and outbuildings. There are four fields amounting to approximately 7.5 acres, served by a large barn with power and water, divided internally into several stables and associated stores, which could be adapted in a number of different ways to provide storage for tack, hay or machinery. Further along are a second stable block comprising an additional four boxes a tack room, and a large open-fronted hay store. The fields slope gently northwards, are well-fenced and enclosed, and have a secondary access point out to a track at the western end of the site. From here, there is moorland out-riding accessible within a few hundred yards.

#### **SERVICES**

Mains water and electricity are connected. Private drainage via septic tank (we understand that the Mews has its own tank, whereas the House and Cottage share the same tank with the neighbouring property - the condition of both tanks is unknown). Oil-fired central heating to the House. The Cottage is heated via a multi-fuel stove. The Mews has electric heating via panel radiators. The large stables is served by water and electricity. Standard ADSL broadband is available. Mobile voice and data services are unlikely inside, although available outdoors with EE, O2 and Vodafone (may vary with other suppliers - Source: Ofcom's online service checker.) Please note that the agents have neither inspected nor tested these services.

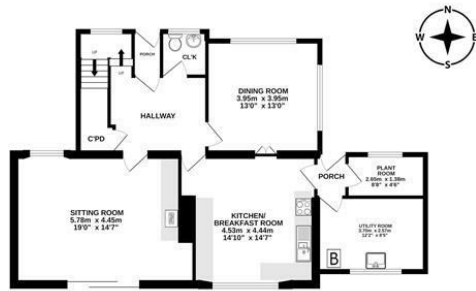
#### **AGENT'S NOTES**

1. We understand that there is a wayleave agreement for a South West Water mains supply pipe which runs beneath the land.
2. The House and Cottage are rated at F and B respectively for Council Tax. The Mews is not domestically rated nor assessed for Business Rates (Source: Valuation Office website).

#### **VIEWING AND DIRECTIONS**

Viewings are strictly by prior appointment with the vendor's sole agent, Stags. The What3words reference is [///stetch.pylon.salary](https://www.what3words.com/#!/stetch.pylon.salary). For detailed directions, please contact the office.

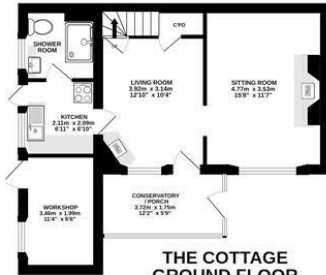




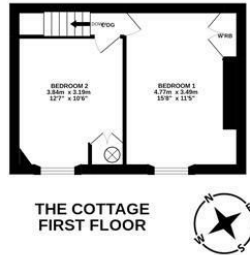
CORNERSTONES  
GROUND FLOOR



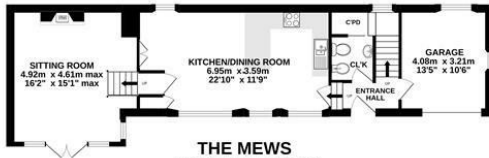
CORNERSTONES  
FIRST FLOOR



THE COTTAGE  
GROUND FLOOR



THE COTTAGE  
FIRST FLOOR



THE MEWS  
GROUND FLOOR

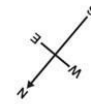


THE MEWS  
FIRST FLOOR

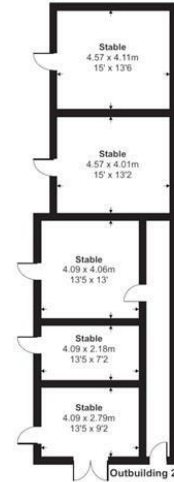
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2022

Outbuilding(s) = 3671 sq ft / 341 sq m (excludes carport)

For identification only - Not to scale



Outbuilding 3



Outbuilding 2



Outbuilding 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nhdhcom 2024. Produced for Stags. REF: 1114971



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			88
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



