



Lavender House



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Meavy, Yelverton, Devon, PL20 6PJ

Moorland 0.3 miles • Burrator Reservoir 1.2 miles • Yelverton Parade 1.6 miles • Tavistock 7.5 miles • Plymouth 8.5 miles

Wonderfully refurbished and reimagined countryside home with beautiful, landscaped gardens, located on the edge of a desirable, unspoilt Dartmoor village.

- Extended, Detached Village Home
- Four Bedrooms (Three En-suites)
- Beautifully Finished Reception Rooms
- Good-sized Driveway and Garage
- Council Tax Band: E
- Significantly Refurbished and Remodelled
- Stylish Kitchen with Utility and walk-in Pantry
- Landscaped Southeast-facing Garden
- Desirable Dartmoor Village
- Freehold

Guide Price £875,000

## SITUATION

This appealing home is situated on the edge of the desirable, unspoilt Dartmoor village of Meavy, near Yelverton in West Devon. The property is just 5 minutes' walk from Meavy Primary School (Ofsted Outstanding), within 50 yards of the very popular Royal Oak village pub and St Peter's Church, and within one third of a mile of open moorland, ideal for walking, running and cycling. Burrator Reservoir, a well-known local beauty spot and nature reserve, is just over a mile away. 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 the popular market town of Tavistock. Yelverton 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

This charming and beautifully finished, detached countryside property has been completely re-imagined by the current owners in order to provide a warm and comfortable home that meets the needs of modern life whilst enjoying a traditional, semi-rural setting. Having been extended, remodelled and refurbished to a high specification, the versatile accommodation can be arranged with four bedrooms (including 3 en-suites) and three receptions, in addition to a sizable stylish kitchen, separate utility/boot room and walk-in pantry. Externally, the accommodation is complemented by some very pretty, thoughtfully landscaped gardens which include a formal pond and extensive seating area ideal for entertaining, all enjoying some breath-taking views of Dartmoor. Additionally, there is a good-sized parking area, garage, potting shed and terrace, making this a well-rounded home suitable for a variety of different lifestyles.

## ACCOMMODATION

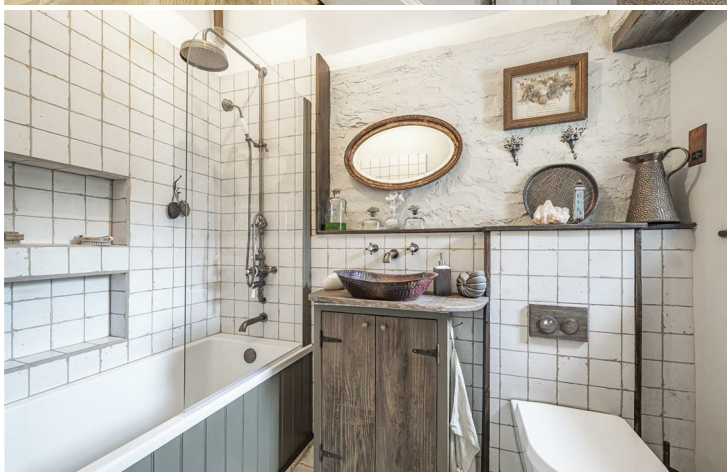
The accommodation has been finished with high-quality fixtures and fittings throughout, and benefits from low-level automatic lighting and underfloor heating in all bathrooms, along with numerous USB charging points in all rooms. The rooms all benefit from excellent natural lighting and the receptions have been oriented to enjoy a view of the garden. An entrance porch leads into the central hallway, which in turn provides access to each of the bedrooms and the hugely impressive kitchen. The three principal bedrooms are all served by en-suite bath or shower rooms, whilst the fourth leads through to a valuable home office or hobbies room. The kitchen is equipped with attractive cupboards and cabinetry with dekont quartz worktops incorporating 1.5-bowl stainless steel sink and drainer, plus a huge central island serving as a preparatory space and breakfast bar and a brand new Electric Aga R7 (available by negotiation). Off the kitchen is a wonderful walk-in pantry and a utility/boot room with space for the laundry appliances, leading out to the rear garden. Beyond the kitchen is a warm and inviting sitting room centered around a fireplace housing a logburning stove, which itself leads on to a dedicated dining room with bi-fold doors which again open out to the garden.

## OUTSIDE

At the front of the property is a good-sized parking area leading to a garage with a wood store to the side and potting shed to the rear. Also at the front is a paved terrace with a fruit cage and seating area. The rear garden is an undoubted highlight, being mainly laid to lawn with well-stocked borders. To one side is a shaded, formal pond and further seating area, whilst running the length of the property itself is a large, south-facing sun terrace, ideal for entertaining or al-fresco dining.

## SERVICES

Metered mains water, mains electricity and drainage are connected. Programmable electric heating and underfloor heating in the bathrooms. ADSL 40MB broadband is available and limited internal mobile voice/data services, although available outdoors through EE, O2 and Vodafone (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.



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		79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	25	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1992 sq ft / 185 sq m  
 Garage = 136 sq ft / 12.6 sq m  
 Outbuildings = 284 sq ft / 26.3 sq m  
 Total = 2412 sq ft / 224 sq m

For identification only - Not to scale

**Ground Floor**

- Boot Room / Utility: 3.89 x 2.13m
- Dining Room: 3.96 x 3.89m
- Kitchen / Breakfast Room: 5.49 x 4.60m
- Sitting Room: 5.84 x 3.04m
- Bedroom 4: 3.76 x 3.71m
- Office: 3.38 x 1.68m
- Bedroom 3: 3.61 x 3.33m
- Bedroom 2: 3.56 x 2.97m
- Bedroom 1: 3.68 x 3.12m
- Entrance Hall
- Porch

**Outbuilding**

- Garage: 4.70 x 2.74m
- Wood: 4.75 x 2.13m
- Potting Shed: 4.60 x 3.73m

**RICS Certified Property Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1129214