



Woodpeckers

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Iron Mine Lane, Dousland, Devon, PL20 6NA

Open Moorland 150 yards • Yelverton 1.8 miles • Tavistock 7.5 miles • Plymouth 11 miles (Derriford Hospital 7.5 miles)

A beautifully finished and presented, versatile 4-bedroom bungalow with a self-contained 1-bedroom annexe, sitting in large mature, south and west-facing gardens on the edge of Dartmoor, 0.73 acres in all.

- Extremely Spacious and Flexible Home
- Beautifully Finished and Presented
- Private, Sheltered Plot of 0.73 Acres
- Attractive Edge-of-Moor Location
- Council Tax Band: F
- 4 Bedrooms with Separate Annexe
- Wonderful, Colourful Large Gardens
- Garage, Gated Drive and Outbuildings
- No Onward Chain
- Freehold

Guide Price £795,000

SITUATION

This extremely appealing home occupies a beautiful, large, private and sheltered plot amounting to 0.73 acres, on the very fringe of the Dartmoor village of Dousland. Open moorland is available within 150 yards, at Yennadon Down, leading on to the full expanse of Dartmoor, and the property is also in close proximity to Burrator Reservoir, a well-known local beauty spot and nature reserve. 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. The village of Dousland has a popular public house and benefits from having a central bus connection, the village of Meavy lies less than a mile away and benefits from having a primary school, quintessential pub, an active village hall and holds an annual summer fair. Also, the desirable village of Yelverton is less than 2 miles away, providing an excellent range of day-to-day amenities with its 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 and Dousland offer a very high standard of living with a wonderful sense of community.

DESCRIPTION

This extremely spacious and versatile bungalow was built in 1951, and has more recently been significantly extended and comprehensively refurbished by our clients. The accommodation has been tastefully finished and presented, and now represents a hugely comfortable and characterful residence suitable for a variety of lifestyles.



There is excellent potential for those seeking to accommodate dependant relatives through the provision of a self-contained annexe, which could also lend itself to holiday letting. Externally, there are fabulous, colourful gardens and grounds amounting to 0.73 acres in all, including several useful outbuildings including a garage and workshop, a carport and several stores. Importantly, the property is offered with no onward chain.

ACCOMMODATION

The bright and well-proportioned accommodation is accessed beneath a storm porch into a welcoming reception hallway. On the ground floor are: a cosy and comfortable snug sitting room centered around a log-burning stove; an impressive, large kitchen/dining room; a utility room with separate boot and laundry rooms; a family room centered around a freestanding log-burning stove and with patio doors leading out to the front garden; a sizeable dual-aspect bedroom suite served by a tastefully appointed shower room and a walk-through dressing room; two further bedrooms, of which one is a large double overlooking the pretty front gardens and the other is currently set up as a home office, and; a family bathroom complete with a full 4-piece suite. The kitchen is equipped with an excellent range of cupboards and cabinets with composite worktops over, incorporating a double ceramic sink and integrated NEFF appliances including a dishwasher, multi-function induction hob and two ovens, as well as an integrated full-height fridge and separate freezer. A turning staircase from the hallway leads up to a further double bedroom which enjoys attractive views to the front and is served by an adjacent cloakroom.

Accessed via a connecting door from the hallway or through its own external rear entrance, the annexe is configured with a generously sized sitting/dining room, enjoying an attractive outlook over the garden, a well-equipped kitchen and a double bedroom served by an en-suite shower room.

OUTSIDE

The property is accessed through double timber gates into an enclosed tarmac driveway. To one side is an open-fronted double carport currently serving as a log and machinery store, there is also a separate detached garage with power connected and has and adjoining mower shed. The property boasts some beautifully arranged and landscaped, south and west-facing gardens which are planted with an array of colourful specimen shrubs including rhododendrons, camellias, acers and magnolias. Located to the rear of the property are a timber workshop with power and lighting, a tool shed, an external WC, two 6'x8' greenhouses and a further block-built general-purpose store. The gardens are an undoubted highlight and offer myriad opportunities for the keen horticulturist as well as providing ample space for large and active families.

SERVICES

Mains water, drainage and electricity are connected. Oil-fired central heating throughout. Superfast broadband is available. Limited mobile voice/data services are available via O2 and Vodafone (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

- 1) Our clients obtained a clear concrete screening test at the time of their purchase in 2015, confirming it to be free of Muncie Block.
- 2) The property lies within an area well-known for its historic mining activity and quarrying. No known mining-related features exist within the boundary of the property. Yennadon Down quarry is located within half a mile.

VIEWING AND DIRECTIONS

Viewing is strictly by appointment with the vendors' sole agents, Stags. The What3words reference is ///supplied.snug.brick. For detailed directions please contact the office.



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.



Approximate Area = 2573 sq ft / 239 sq m
 Limited Use Area(s) = 58 sq ft / 5.4 sq m
 Outbuilding = 720 sq ft / 66.9 sq m
 Total = 3351 sq ft / 311.3 sq m
 For identification only - Not to scale

Ground Floor

- Annexe Sitting / Dining Room: 5.21 x 4.47m (17'1" x 14'6")
- Annexe Kitchen: 4.45 x 2.29m (14'7" x 7'6")
- Annexe Bedroom: 3.94 x 3.23m (12'11" x 10'7")
- Bedroom 3: 4.34 x 3.94m (14'3" x 12'11")
- Sitting Room: 4.60 x 4.24m (15'1" x 13'11")
- Study / Bedroom 4: 3.20 x 2.69m (10'6" x 8'10")
- Kitchen / Dining Room: 7.62 x 4.09m (25' x 13'5")
- Family Room: 4.27 x 4.22m (14' x 13'10")
- Bedroom 1: 4.17 x 3.45m (13'8" x 11'4")
- Dressing Room: 3.58 x 1.75m (11'9" x 5'9")
- Utility: 2.92 x 2.90m (9'7" x 9'6")
- WC
- Outbuilding 1: Store (4.85 x 2.41m / 15'11" x 7'11") and Garage (4.88 x 3.02m / 16' x 9'11")
- Outbuilding 2: Car Port (5.69 x 4.55m / 18'9" x 14'11")
- Outbuilding 3: Store (2.44 x 2.41m / 8' x 7'11")
- Outbuilding 4: Store (3.02 x 1.50m / 9'11" x 4'11")

First Floor

- Bedroom 2: 4.90 x 3.58m (16'1" x 11'9")

Ground Floor

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Stags. REF: 1122286



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		69
(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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