



Youlditch House







Youlditch House

Peter Tavy, Devon, PL19 9JR

Open Moorland 200 Yards • Peter Tavy Village 1 mile • Tavistock Town Centre 4 miles • Plymouth City Centre (via A386) 19 miles • Exeter 39.5 miles

A wonderfully located and meticulously renovated, Grade II Listed 17th-century Dartmoor longhouse and impressive bespoke studio, sitting within an elevated, 1-acre plot enjoying spectacular, panoramic views across West Devon.

- Incredible, Listed Dartmoor Home
- Within 200 Yards of Open Moorland
- Full of Traditional, Vernacular Character
- Varied Gardens and Outbuildings
- Freehold
- Unrivalled, 180-degree Views
- Renovated to an Exacting Standard
- Reimagined in a Contemporary Style
- Impressive, Steel-framed Studio
- Council Tax Band: E

Guide Price £1,250,000

Stags Tavistock

Bedford Square, Tavistock, Devon, PL19 0AH

01822 612458 | tavistock@stags.co.uk

The London Office

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

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

This exceptional countryside residence is located in a spectacular, elevated setting on the western escarpment of Dartmoor National Park, enjoying one of the most remarkable, far-reaching views of any property in the area, across West Devon to distant Bodmin Moor in East Cornwall. The house is only a mile from the highly sought-after village of Peter Tavy, located towards the end of a discreet no-through lane and thereby benefitting from an excellent degree of peace and privacy, with verdant surroundings in every direction. At the end of the lane, approx. 200 yards on foot from the house, there is direct access out to Cox Tor and vast open moorland beyond, making the property ideally situated for those who enjoy walking, riding, cycling, or otherwise with an outdoors-oriented lifestyle.

Peter Tavy itself is an unspoilt village close to the River Tavy in the quiet countryside of West Devon. The village features a medieval granite church, and a very well-known and popular public house. The thriving market town of Tavistock is only 4 miles away, offering a superb range of shopping, recreational and educational facilities including the sought-after private and independent school, Mount Kelly. Plymouth is 19 miles to the south and Exeter lies 40 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

DESCRIPTION

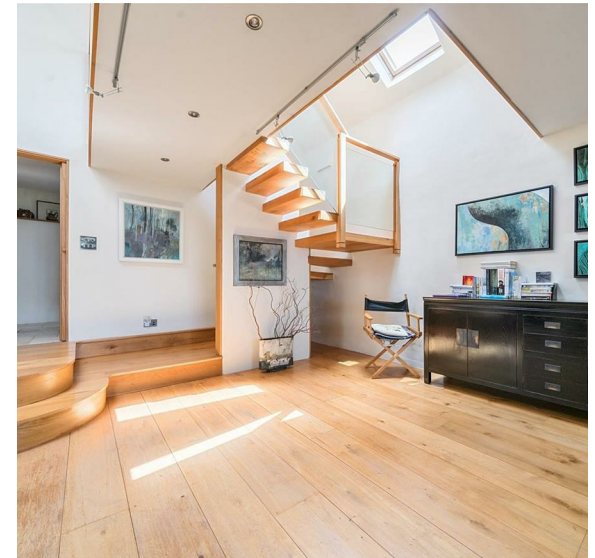
This incredible, Grade II listed Dartmoor home was originally a traditional Devon longhouse, with origins dating to the mid-1600s. Our clients purchased the property 20 years ago and, during their ownership, it has been subject to a comprehensive programme of renovation and improvement to create a unique home of significant interest. The extensive alterations were completed to an exacting standard and overseen by our client, a retired civil engineer, to include an overhaul of the roof, all new utility and plant systems, and significant investment into waterproofing and thermal efficiency. Focussed on the proper use of materials and techniques, these works have helped to create a practical, secure and energy-efficient moorland home offering striking contemporary design and superb modern comfort, housed within, and seamlessly blended with the building's natural character.

Externally, the house sits within a mature 1-acre plot comprising varied gardens and outbuildings, including a hugely impressive, steel-framed studio, a pole barn and an adjoining workshop. This wonderful, one-of-a-kind home is offered with no onward chain.

ACCOMMODATION

The accommodation, which is beautifully finished throughout, features extensive use of exposed granite and slate, limestone floor tiling, original timberwork, and bespoke joinery using high-quality French oak, and includes impressive fireplaces, ledged and braced doors, and hardwood double-glazed windows.

On the ground floor, the accommodation is accessed into a porch/boot room with a cloaks cupboard, which leads into a central cross-passage hallway with a store/pantry. The impressive living room blends architectural features old and new, with original ceiling timbers contrasted against a striking, contemporary oak and glass staircase to a galleried landing over. The room also features a sizable picture window oriented towards the breathtaking, panoramic views and a Jotul log-burning stove. To one side is a valuable, dedicated home office.





An opening from the living room leads to a sizeable, dual-aspect double bedroom and an adjacent 4-piece bathroom which also doubles to house the laundry appliances. Across the hall is a dual-aspect dining room, with a substantial fireplace containing a log-burning stove and shuttered windows to the front and rear aspects. Beyond the dining room, the kitchen is equipped with an excellent range of cupboards and cabinets cleverly designed to maximise the available space, with quartz worktops and integrated appliances including an eye-level NEFF oven, a Miele dishwasher and a Miele 2-ring induction hob providing an alternative to the oil-fired Aga.

On the first floor, above the kitchen are two good-sized bedrooms and a tasteful, contemporary shower room with a modern 3-piece suite. The striking oak and glass staircase in the living room leads to a further galleried landing, where the final bedroom, complete with exposed trusses, lies opposite another stylish modern shower room.

STUDIO

Above the house is a superbly well-engineered, high-specification steel-framed studio with patio doors and full-height windows positioned to take advantage of the spectacular views. At almost 1,000sq.ft in size, it is arranged into a large, open-plan studio space, an enclosed storage area and a home office/study area with a fitted library wall, plus a separate kitchenette and shower room. Served by electricity, water and drainage, as well as underfloor heating, the studio could function as a formal home office, hobbies or games room, or as an exercise or therapy space, amongst other uses.

OUTSIDE

The house is surrounded by beautiful gardens comprising well-kept lawns, flower beds, colourful bushes and shrubbery, a re-wilded meadow, and productive fruit and vegetable gardens complete with a premium timber greenhouse/potting shed, a fruit cage and raised beds, all served by a supply of water to standpipes.

Adjacent to the studio is a large open-fronted pole barn/machinery store, which could be adapted as a garage/carport or for other purposes, and a dedicated workshop. In all, the site amounts to almost exactly one acre (see our accompanying Location Plan).

SERVICES

Mains electricity. Private water via a borehole and filtration (installed in 2011). Private drainage via a septic tank. Oil-fired central and underfloor heating. Underfloor heating and hot water are supplied to the studio via an air-source heat pump. ADSL broadband is available (current owners use Airband - approx. 40Mbps). Limited mobile voice/data services are available on all four major networks (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

1. The neighbouring property has enjoyed an informal right of access to use the property's main driveway. A formal right exists for their use of a secondary track, further along the lane.
2. We have extensive information on file concerning the nature and the scale of the renovation works. Please enquire with us for further details.

VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendors' sole agents, Stags. The What3words reference is [///haven.vies.icon](https://www.what3words.com/?i=//haven.vies.icon). For detailed directions, please contact the office.



Approximate Area = 2400 sq ft / 223 sq m (excludes plant room)

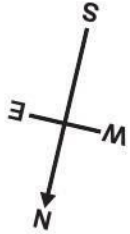
Limited Use Area(s) = 51 sq ft / 4.7 sq m

Studio = 998 sq ft / 92.7 sq m

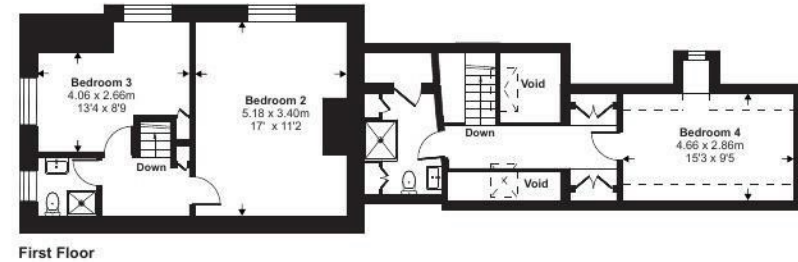
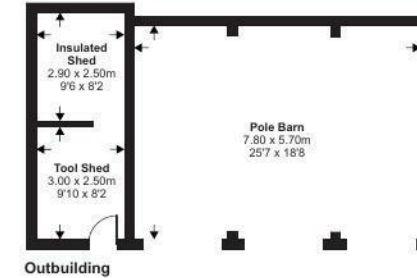
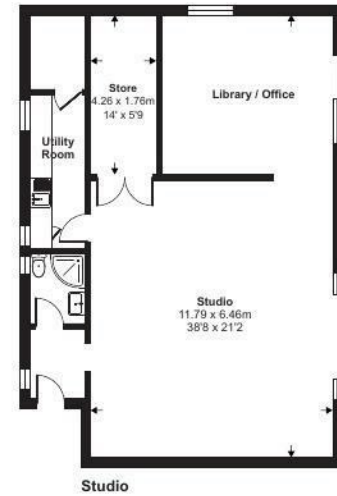
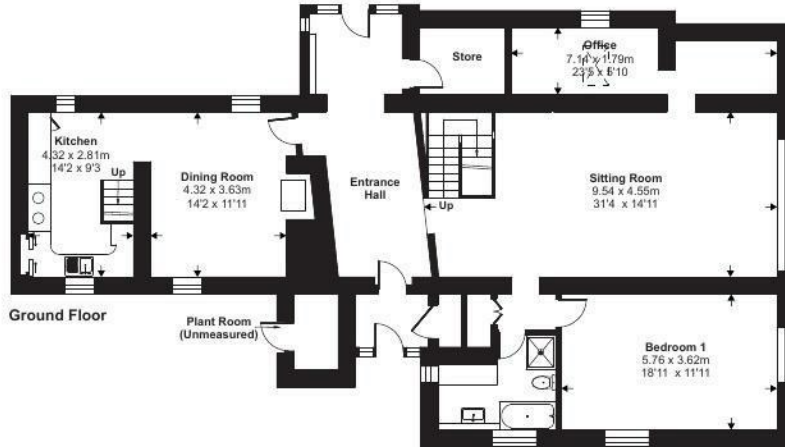
Outbuilding = 622 sq ft / 57.7 sq m

Total = 4071 sq ft / 378 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1138861



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.





STAGS