



Millstone





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Moorland Links Lane, Yelverton, Devon, PL20 6BZ

Open Moorland Adjacent • Yelverton Parade 2 miles •  
Tavistock 7.8 miles • Plymouth 8 miles (Derriford Hospital 4.5)

Available to purchase for the very first time, a well-proportioned, individual, four double bedroom bungalow in pretty, large mature gardens, occupying a private and picturesque, edge-of-moorland location, 0.74 acres in all.

- Sizeable Detached Bungalow
- Striking Triple-Aspect Conservatory
- Directly Adjacent to Open Moorland
- Gated Drive and Double Garage
- Council Tax Band: E
- 4 Double Bedrooms, 2 Bathrooms
- Private, Quiet and Picturesque Setting
- Large, Colourful Landscaped Gardens
- 0.74 Acres in All
- Freehold

## Guide Price £825,000

### SITUATION

The property occupies a truly enviable location on the very edge of Dartmoor, at Yeoland Down. The position is hugely convenient for those looking to travel or commute into Plymouth City or into Tavistock, whilst the village of Yelverton is only 2 miles away to the north. The full expanse of Dartmoor can be found directly outside of the property's gated entrance, providing unlimited appeal for those keen on walking, cycling, riding or exploring all that beautiful West Devon has to offer. Pretty, verdant scenery can be enjoyed in every direction.

Yelverton provides 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. The thriving town of Tavistock, only 8 miles away, offers a superb range of shops, schools and facilities, whilst Plymouth city centre is located 8 miles to the south.





**DESCRIPTION**

Having been built for our client in 1968 and in their ownership ever since, this extremely appealing and well-proportioned home is beautifully appointed and tastefully finished, and has been maintained in excellent condition over a period of almost 60 years. The versatile, four double-bedroom dwelling enjoys considerable peace and privacy, with a colourful outlook on all sides across the property's beautiful gardens, and further opportunities may exist to extend the accommodation - either outwards or into the loft - subject to any necessary consents and approvals. Complementing the property externally, there are exceptionally well-kept, landscaped gardens, a secure gated drive and a double garage, with the plot amounting to 0.74 acres in all. This property represents a hugely comfortable and desirable residence suitable for a variety of lifestyles, with a particular attraction for those with an affinity for the natural environment or who otherwise enjoy an outdoors-oriented lifestyle.

**ACCOMMODATION**

The level and accessible interior is approached through a porch into a welcoming and open hallway, with doors that lead off to all the principal rooms. In summary, the accommodation comprises: a bright and spacious, dual-aspect sitting room centered around an attractive log-burning stove; through sliding doors, a dedicated dining room; a striking, triple-aspect bespoke conservatory; a modern kitchen with access to the rear gardens; a separately housed utility with space for all laundry appliances; a sizeable master bedroom with built-in wardrobes and served by a tastefully appointed, marble tiled shower room en suite; three further generous double bedrooms, and; a fully tiled family bathroom. The kitchen is equipped with a good range of cupboards and cabinets with quartz worktops over, incorporating a composite sink, 5-ring gas hob, integrated eye-level Miele double electric oven, space for a dishwasher beneath the counter, and a full-height freestanding fridge/freezer. There are many attractive features throughout the property and an undoubted highlight is the splendid outlook over the gardens from each of the rooms. For those in need of additional space, the property may also offer scope for extension into the gardens or the loft space (STP).

**OUTSIDE**

The house is approached through a gated drive where there is parking for multiple vehicles and access to the detached double garage, which has power, lighting, a remote-controlled roller-shutter door and an inspection pit. One of this property's exceptional features is its mature, colourful and carefully cultivated gardens. There are lawn gardens on all sides, planted with attractive borders including a variety of specimen trees, shrubs and flowering plants, all of which would capture the interest of creative gardeners and keen horticulturists. The principal lawn to the rear of the house extends away from the sizable, sweeping patio that circulates the full length of the property and leads to sections of fruit trees and berry fruit bushes to one side which include apples, pears and plums. Amounting to 0.74 acres in all, the substantial size of the plot may afford the opportunity to construct an annexe or other ancillary outbuildings, again STP.

**SERVICES**

Mains water, electricity and gas. Gas central heating throughout. Private drainage via a septic tank (condition and compliance with General Binding Rules unknown - buyer to undertake own inspection). Ultrafast broadband is available and limited mobile voice/data services are available with EE and Three (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

**VIEWINGS AND DIRECTIONS**


Viewing is strictly by appointment with the vendors' sole agents, Stags. The What3words reference is ///soup.success.lawns. 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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