



Cornerstones











# Cornerstones

Hoo Meavy, Yelverton, Devon, PL20 6JE

Moorland 750 yards • Yelverton 1.8 miles • Tavistock 7.5 miles • Plymouth 8.5 miles (Derriford Hospital 5 miles)

A 3-bedroom farmhouse for modernisation in a peaceful moorland hamlet, with formal and walled gardens. Paddocks of 7.5 acres, stabling, a cottage and a holiday barn are available in up to three additional lots.

- 3 Double Bedroom Farmhouse
- Attractive Lawn and Walled Gardens
- Cottage and Barn Also Available
- Quiet and Picturesque, Unspoilt Hamlet
- Freehold
- Thorough Modernisation Required
- Land and Stables Available Separately
- Nearby Outriding to Open Moorland
- No Chain
- Council Tax Band: F

Guide Price £550,000

## Stags Tavistock

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## 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 comprises a well-proportioned, 3-double-bedroom detached house, plus attractive cottage-style and walled gardens. Having been in our client's ownership for almost 20 years, the accommodation is now in need of thorough modernisation and improvement but offers superb scope to create a bright and comfortable home in a highly desirable moorland setting. Three further lots are available by separate negotiation (see our Lotting Plan), offering opportunities for equestrian interest, and options for an annexe and/or letting unit.

## LOT 1 - THE HOUSE AND GARDENS

The house is approached over a tarmac drive into a block-paved parking area which provides 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 throughout.

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.







#### LOT 2 - PADDOCKS AND STABLING (Guide £225,000)

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.

#### LOT 3 - THE COTTAGE (Guide £275,000)

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. With unrestricted residential consent, the cottage can be used for any purpose, including as a permanent dwelling, annexe, residential or holiday let.

#### LOT 4 - THE BARN (Guide £200,000)

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.

#### SERVICES

Mains water and electricity are connected. Private drainage via septic tank (we understand that the Barn 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 Barn 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.

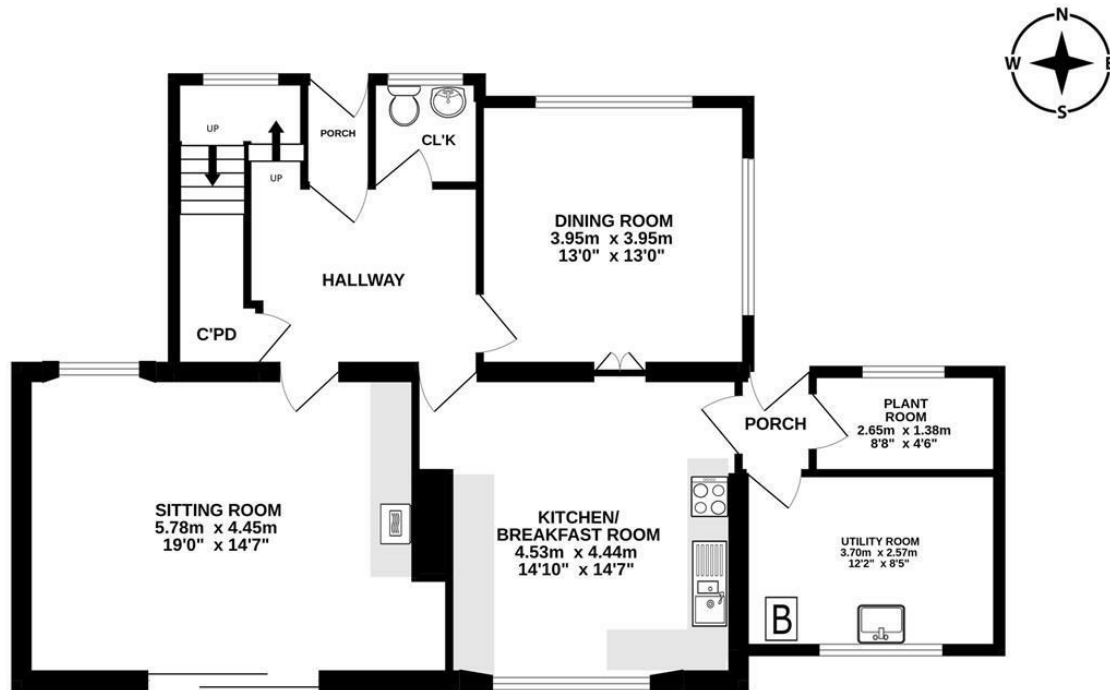
#### AGENT'S NOTES

We understand that there is a wayleave agreement for a South West Water mains supply pipe which runs beneath the land.

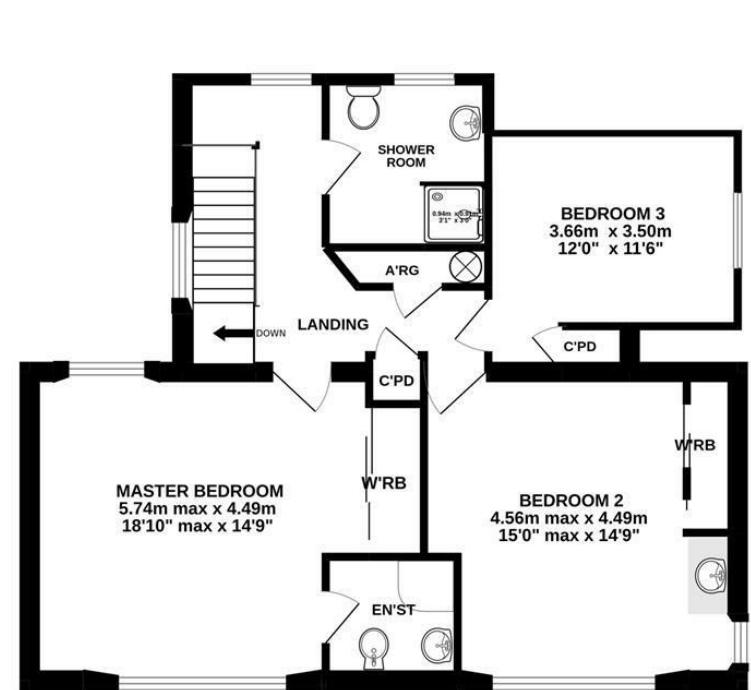
#### VIEWING AND DIRECTIONS

Viewings are strictly by prior appointment with the vendor's sole agent, Stags. The What3words reference is ///stretch.pylon.salary. For detailed directions, please contact the office.





**CORNERSTONES  
GROUND FLOOR**



**CORNERSTONES  
FIRST FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	







