



Oak Tree Lodge



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Yeoland Down, Yelverton, Devon, PL20 6BY

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

A substantial family home with beautiful large gardens and eco-features, on the edge of open moorland and accessible to Yelverton, Tavistock and Plymouth, including Derriford Hospital.

- Extended 5-Bedroom Family Home
- Large, Beautifully Arranged Gardens
- Gated Drive, Garage and Workshop
- Direct Access to Open Moorland
- Freehold
- Master Suite with Balcony Terrace
- Lawns, Pond and Vegetable Plot
- EV Point, PV Array on Feed-in Tariff
- Commutable to Derriford Hospital
- Council Tax Band: G

Guide Price £925,000

SITUATION

This appealing family home occupies a truly enviable location on the very edge of open moorland, at Yeoland Down, near Yelverton, yet officially outside of Dartmoor National Park. The property is within extremely easy reach of both the desirable market town of Tavistock and the city of Plymouth, including being within commutable distance of Derriford Hospital (4.5 miles). The full expanse of Dartmoor can be found directly outside of the property's gated entrance, providing incredible opportunities for active families and those with an outdoors-oriented lifestyle.

The village of Yelverton provides an excellent range of day-to-day amenities, with the parade of shops featuring a mini-supermarket, two bakeries, local butchers, delicatessen, cafe and pharmacy, whilst the village also has a GP Surgery, Dentist, Texaco fuel station, Post Office and Veterinary Surgery, as well as a selection of eateries and a popular Free House, The Rock Inn. For sports enthusiasts, 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

This impressive detached house has been a cherished family home to our clients - only the property's third owners - for almost 30 years. Constructed in the late 1950s and extended in the early 2000s, the house now offers well-proportioned and flexible 5-bedroom accommodation of over 2,750 sq.ft, enjoying wonderful natural light. Of particular note are the oak internal joinery, large sitting/dining room, 43ft conservatory and first-floor balcony terrace, plus eco-friendly features in the form of a roof-mounted PV solar panel array and EV charging point. Externally, there are some wonderful, varied gardens featuring a mix of ornamental planting, quiet seating areas, and extensive space for fruit and vegetables, plus a newly tarmacked gated drive, garage and workshop, making this an extremely well-rounded home perfect for active family life.

ACCOMMODATION

The house is accessed on the ground floor through a porch into a central entrance hallway. Found on the ground floor are: a sizeable, L-shaped sitting/dining room centered around a log burning stove; an enormous, 43ft conservatory with a triple aspect over the rear garden; a well-equipped kitchen/breakfast room with walk-in pantry; a large, adjacent utility room; a study or potential sixth bedroom, and; a cloakroom. From the hallway, an oak staircase rises to the first floor where there are five bedrooms, of which four are doubles - all with picture windows enjoying the attractive rear outlook - and two have shower rooms en suite, plus a further standalone bathroom and adjacent shower room. One of the en-suite bedrooms also has access to a good-sized balcony terrace which overlooks the rear garden.

OUTSIDE

The house is approached over a newly tarmacked, electronically gated driveway which leads to the attached garage and adjoining workshop. The property's large, private gardens are an undoubted highlight, having been thoughtfully arranged and cultivated with a number of specimen trees and mature shrubs. Laid principally to lawn with well-stocked, colourful flower and herbaceous borders at the rear, located around the garden are a good-sized greenhouse, a fish pond, an orchard, a sizeable vegetable patch and a fruit cage, plus a large patio terrace and several seating areas.

SERVICES

Mains water, electricity and gas. 15x PV solar panels on a feed-in tariff (approx. £1,200 per annum). Gas-fired warm air and central heating. 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.

AGENT'S NOTE

The property owns part of the private roadway in front of its driveway, as shown on our location plan. Two neighbouring properties have a right of access over it.



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.

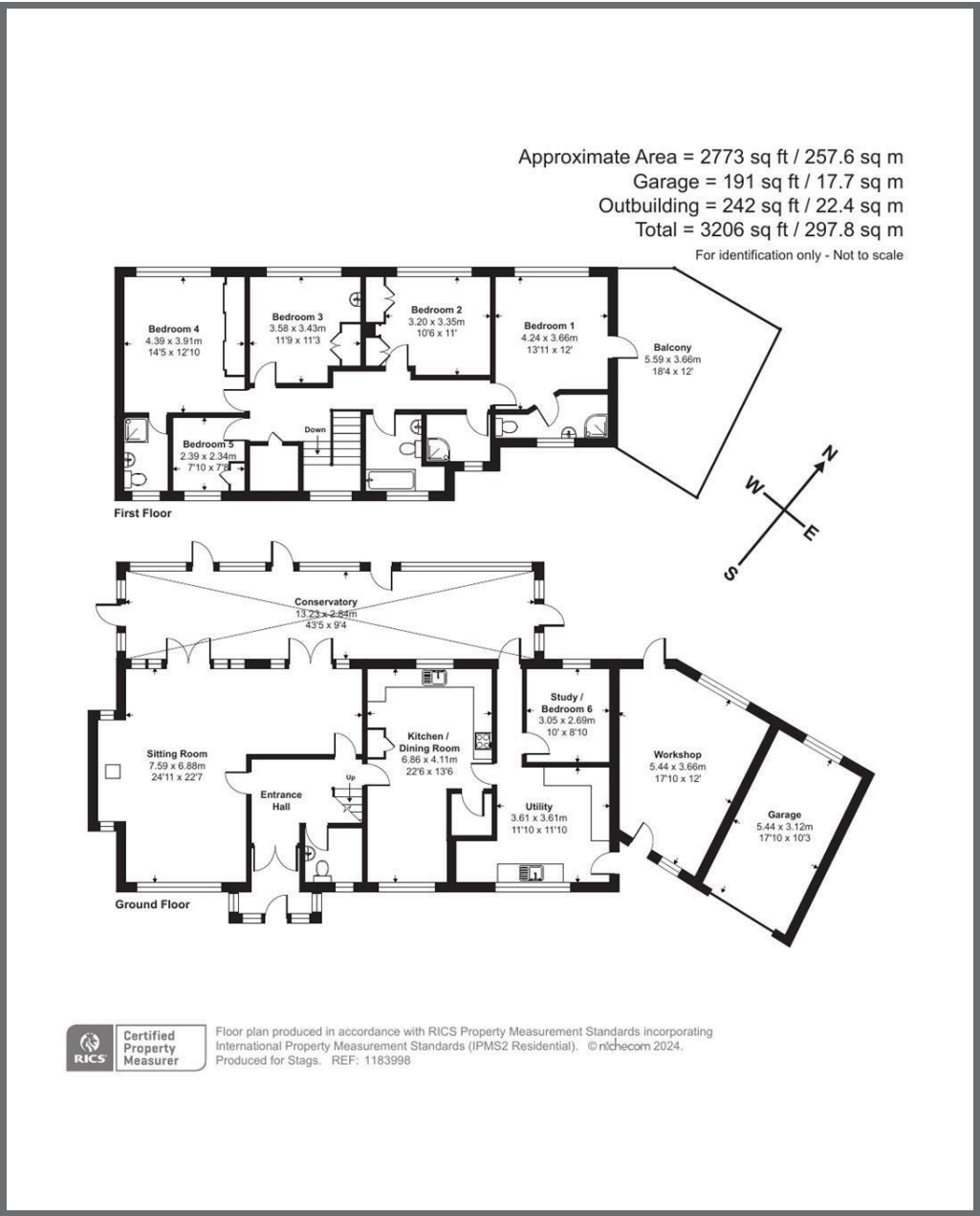


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			58
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bedford Square, Tavistock,
Devon, PL19 0AH

tavistock@stags.co.uk

01822 612458



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