



Avermont





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Crapstone, Devon, PL20 7PJ

Open Moorland 250 yards • Yelverton 1.2 miles • Tavistock 6 miles • Plymouth 10 miles (Derriford Hospital 7 miles)

Offered chain-free, a hugely impressive and superbly finished, five double bedroom family home with a large drive, garage and garden, all within a stone's throw of open moorland.

- Modern Character Home of 3,200sq.ft
- High-quality Fixtures and Finish
- Manageable Rear Garden
- Catchment of Derriford Hospital
- Council Tax Band: G
- 5 Double Bedrooms, 4 Bathrooms
- Sizable Driveway and Garage
- Yards from Open Moorland
- No Onward Chain
- Freehold

Guide Price £795,000

## SITUATION

This superbly located home is situated in the heart of the sought-after and exclusive village of Crapstone, just outside of Dartmoor National Park. Open moorland is accessible within 250 yards, which naturally offers extensive opportunities for those interested in walking, riding or cycling directly from the doorstep, with active families or energetic pets, or who otherwise enjoy an outdoors-oriented lifestyle. Crapstone is within easy reach of Yelverton and the town of Tavistock, and within commutable distance of Plymouth including the catchment of Derriford Hospital and the city's schooling options. Yelverton provides an excellent range of day-to-day amenities including a mini-supermarket, butchers, delicatessen, cafe and pharmacy, whilst the village also has a GP Surgery, Texaco fuel station, Post Office and Veterinary Surgery. For sports enthusiasts, there are golf, cricket, tennis and bowling clubs. The thriving town of Tavistock, 6 miles away, offers a superb range of shops, schools and recreational facilities, including the sought-after private and independent school, Mount Kelly, with its world-renowned swimming programme (the reason why the present owners moved here). Plymouth city centre is 10.5 miles to the south.





## DESCRIPTION

Of impressive stature, this superbly proportioned, individual family home was built in 2007 and is solidly constructed of cavity blockwork beneath a slate roof. The house has drawn significant design influence from the surrounding period houses whilst having been finished with an exceptional level of modern comfort, convenience and energy efficiency. Totalling over 3,200 sqft, the house is characterised by large, bright, square rooms perfect for active family life, entertaining and socialising. Externally, the house is complemented by a large drive and generous garage, plus a manageable rear garden. There is no onward chain.

## ACCOMMODATION

Complete with high-quality fixtures and finishing touches throughout, the ground-floor accommodation briefly comprises; a sizable bay-fronted living room centered around an attractive stone fireplace housing a gas fire; a dining room with patio doors to the garden; a separate snug sitting room/study; a large kitchen/diner; a dedicated utility room; a triple-aspect conservatory, and; a cloakroom. Of particular note, the kitchen is equipped with a fantastic range of cupboards and cabinets plus a large central island, all with black granite worktops. Integrated appliances include an AEG combination microwave and grill, an AEG coffee maker, a Smad drinks fridge, a Beko dishwasher, a separate NEFF slimline dishwasher and a full-height freezer. Additionally, there is a Rangemaster Professional+ gas-fired range cooker, space for an American-style fridge/freezer, and a large, central island/breakfast bar with extensive further storage. Across the two upper floors are five large double bedrooms, three of which are served by well-appointed en-suite shower rooms and two of which utilise the fully tiled, 4-piece family bathroom. The incredibly spacious master suite also benefits from a walk-in dressing area and is linked to the fourth bedroom, which could therefore serve as a dressing room or cot room. On the second floor is a large double bedroom with its own cleverly designed en-suite shower room and fitted wardrobe space, plus a walk-in eaves storage cupboard.

## OUTSIDE

At the front of the house is a good-sized, block-paved drive providing extensive parking and access to the detached garage, with a remote-controlled roller shutter door. Running the length of the rear of the house is a substantial paved terrace, from where there are steps up to an area of lawn with shrub borders. There is pedestrian access out to a service lane which provides quick access to the open moorland of Roborough Down.

## SERVICES

All mains-supplied services. Gas-fired central and underfloor heating. Ultrafast broadband is available and limited mobile/data services are available via EE and O2 (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

## VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendors' agents, Stags. The what3words reference is ///cafe.sensibly.behind. 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.

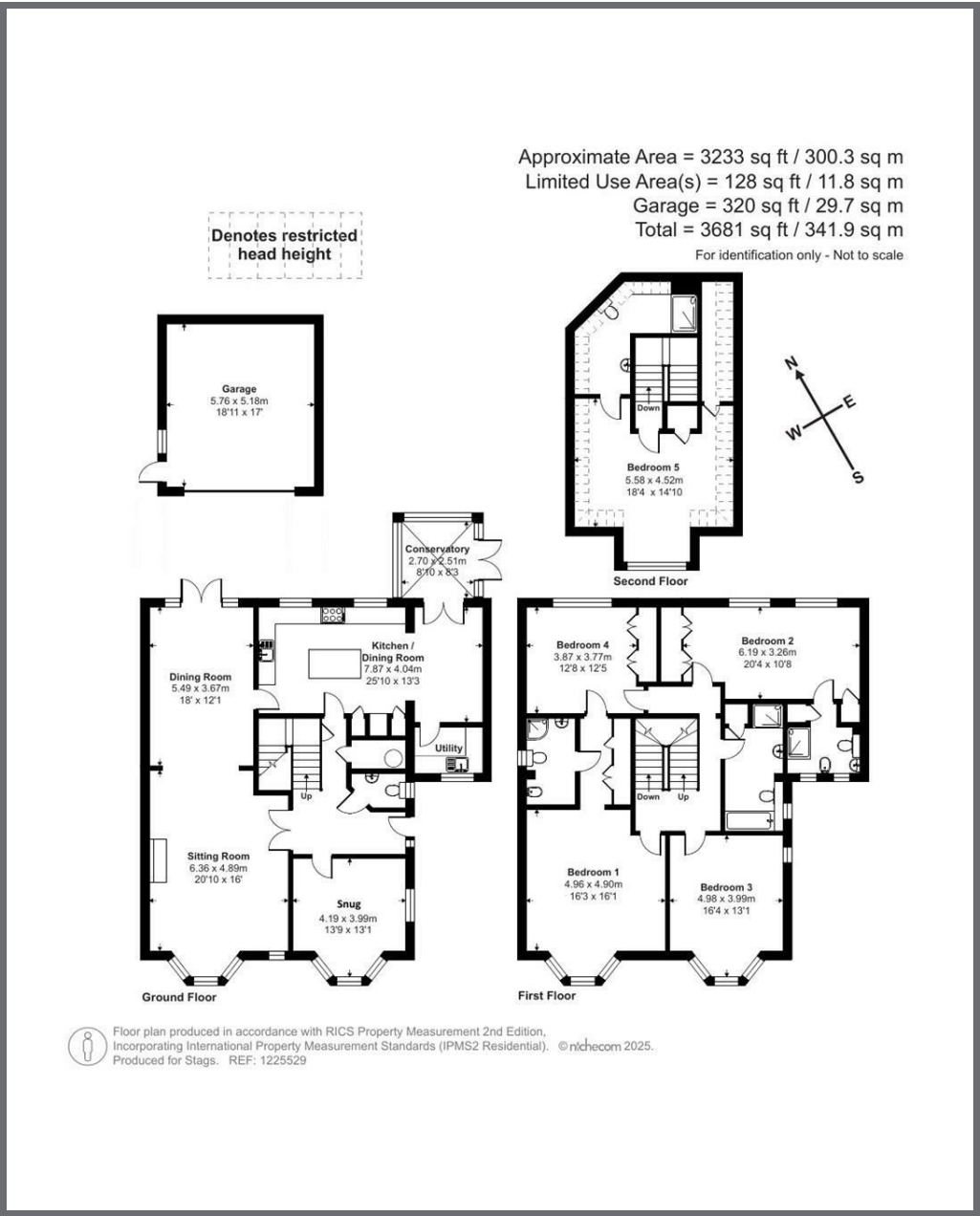


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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