



Cornerways





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Southella Road, Yelverton, Devon, PL20 6AT

Yelverton Parade 550 yards • Roborough Down 0.5 miles •  
Tavistock 6.2 miles • Plymouth City Centre 9.5 miles

A wonderfully finished and presented, extended 1930s house served by wrap-around gardens and enjoying superb views, situated in one of Yelverton's most sought-after locations.

- Versatile, Extended 1930s Home
- High-quality Internal Finish
- Superb Kitchen/Family Room
- Varied Wrap-around Gardens
- Freehold
- Highly Desirable Location
- Four Double Bedrooms
- Gated Drive and Garage
- Far-reaching Dartmoor Views
- Council Tax Band: F

Guide Price £735,000

## SITUATION

This superbly located home is situated in one of Yelverton's most desirable roads, enjoying peace, privacy, and some attractive countryside and moorland views, particularly from the first floor. Yelverton's parade of shops is around 550 yards away on foot, with the bus stop and local amenities also within easy reach. Roborough Common is within half a mile, Tavistock is 6.2 miles to the north, the centre of Plymouth is 10 miles to the south and Derriford Hospital is within 6.5 miles.

Yelverton is a highly sought-after village on the fringe of Dartmoor National Park, offering a high standard of living and a wonderful sense of community. There is an excellent range of day-to-day amenities and a parade of shops featuring a butcher, delicatessen, cafes and pharmacy. There is also a GP surgery, a dentist, Texaco fuel station, hairdressers and the Rock Inn, as well as excellent primary schools in the surrounding villages, and both state and private education is available in Tavistock and Plymouth, with excellent bus services connecting the two. For sports enthusiasts, there are golf, cricket, tennis and bowling clubs.

## DESCRIPTION

This beautifully finished and presented house was originally built in the 1930s and has been significantly extended, tastefully refurbished and modernised by our clients in recent years.





Internally, the four double-bedroom accommodation is bright, well-proportioned and very socially oriented, having been finished with high-quality fixtures and fittings to blend the house's original character with a superb degree of modern comfort and convenience. Of particular note is the wonderful kitchen/family room which is perfect for entertaining and active family life. Externally, the house's corner plot affords varied gardens on all sides. This is an extremely well-rounded and desirable home which should appeal to those with a variety of lifestyles and requirements.

### ACCOMMODATION

Throughout the house are features characteristic of the property's age, including parquet flooring, high-level display shelving, panelled doors and coved ceilings. The ground-floor accommodation briefly comprises: a tiled entrance vestibule; a central hallway; a clever under-stair cloakroom; a triple-aspect sitting/cinema room with an open fireplace; a wonderfully designed, open-plan kitchen/family room, with bi-fold doors from the dining area out to the rear BBQ patio; a separate utility/side boot room, and; a cavity-built integral garage, currently adapted for use as a hobbies room but which could suit various other uses including a home office, studio or gym, subject to any necessary consents. The impressive kitchen is equipped with an excellent range of contemporary cupboards and cabinets with quartz worktops. Built-in AEG appliances include a 5-ring induction hob with Miele extractor hood, plus an oven, microwave and dishwasher.

On the first floor are the four double bedrooms, of which three enjoy a dual aspect, and a standalone family bathroom complete with a P-shaped bath with a multi-function power shower over. The master suite, forming part of the extension, is served by a stylish en-suite bathroom which includes both a freestanding bath and a wet room-style, matching multi-function power shower.

### OUTSIDE

To the front of the house is a gated, gravelled driveway leading to the garage. The gardens surround the house on all sides and offer wonderful, varied spaces to cater for different interests and enjoyment at different times of day, including a front lawn garden with colourful borders, a raised timber decking taking advantage of the easterly moorland views, and a gravelled and patio BBQ area outside of the dining room, positioned to enjoy the afternoon sun.

### SERVICES

Mains water, drainage, gas and electricity. Gas central heating throughout. Ultrafast broadband is available. Limited mobile voice and data services are available with all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

### VIEWING AND DIRECTIONS

Viewings are strictly by appointment with Stags. The What3words.com reference is ///slopes.salad.retrain. 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			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			64
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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