



Down Park House











# Down Park House Golf Links Road

Yelverton, Devon, PL20 6BN

Roborough Common Directly Adjacent • Yelverton Parade 1 mile • Tavistock town centre 7 miles • A38 Access 6.5 miles • Plymouth City Centre 9 miles (Derriford Hospital 5.5 miles)

A hugely impressive family home of remarkable stature, with large gardens and triple garage, adjacent to open moorland and within easy reach of Tavistock, Yelverton and Plymouth including Derriford Hospital.

- Renovated Statement Home of 5,500sq.ft
- Direct Access to Roborough Common
- Hidden Games Rooms/Home Bar
- Up to 8 Bedrooms, Versatile Receptions
- Potential for Annexe/Letting Income
- Large Mature Garden
- Tree-lined Drive and Triple Garage
- No Chain / Not Listed
- Freehold
- Council Tax Band G

Offers In The Region Of £1,350,000

## Stags Tavistock

Bedford Square, Tavistock, Devon, PL19 0AH

01822 612458 | [tavistock@stags.co.uk](mailto:tavistock@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)





SITUATION

This property is located in an incredibly desirable, discreet position directly adjacent to open moorland at Roborough Common, set back from a minor country lane by a long driveway and thereby enjoying an excellent degree of peace, privacy and shelter. There are unlimited opportunities for walking, cycling and exploring all directly on the doorstep. For golf enthusiasts, Yelverton's popular Club and moorland course is located within 600 yards. The property is also located within easy reach of the city of Plymouth, including Derriford Hospital within 5.5 miles, Yelverton village, Tavistock and the wide expanse of Dartmoor National Park.

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.

The desirable town of Tavistock, 6.5 miles away, offers an extensive range of amenities and facilities, including the private and independent school, Mount Kelly. Access to the A38 Devon Expressway can be found 6.5 miles to the south, with Plymouth further offering an array of attractions including its coastal access and vibrant city centre.

DESCRIPTION

This property is a wonderful example of 19th-century architecture, built as a residence for the former Mayor of Plymouth, and successful local businessman, John Pethick. Today, it is a house of incredible quality and great personality which has retained a wealth of traditional features, including beautiful high ceilings, elegant mouldings, picture rails, bay windows and fireplaces, as well as stylish, comfortable and contemporary fixtures and fittings, having been comprehensively renovated during the past 3 years.

The superbly flexible accommodation totals almost 5,500sq.ft and would serve either as a substantial statement home with up to 8 bedrooms, or as a 4/5-bedroom principal residence with a self-contained 2/3-bedroom annexe or letting unit on the second floor. The house is approached over a tree-lined drive and set within large, well-maintained, south-facing gardens and grounds over an acre in all, which also contain a triple garage, veranda and hot tub. Other notable features include the incredible drawing room, breath-taking master suite and a fantastic games room, accessed through a hidden bookcase doorway. The property is available with no onward chain.







### ACCOMMODATION

The accommodation is arranged over three floors and accessed through an entrance porch into a grand reception hallway with an impressive turning staircase to the first floor. The ground floor accommodation is then comprised as follows: an exquisite open-plan drawing room with beautiful architectural arches, traditional wall panelling and high sash windows; an adjoining sun room with beautiful views of the gardens; a good-sized sitting room, with decorative ceiling cornices, cast iron fireplace and dual-aspect bay windows; a library/study with built-in bookshelves, one of which doubles as a concealed doorway; a hidden games room beyond the study, featuring a drinks bar and wine store; a cloakroom with a traditional high-flush toilet and vanity unit; the superb kitchen with walk-in pantry, and; a separate utility room. The kitchen is equipped with a range of cupboards and cabinets with granite worktops and a large central island/breakfast bar. Appliances include a Belling 7-ring dual-fuel range cooker.

On the first floor are four extremely well-proportioned, lavish bedrooms, two of which are served by en-suite bathrooms with the master suite additionally benefiting from "his and her" walk-in wardrobes. A separate bathroom with a free-standing bath and double shower has been elegantly finished.

On the second floor, accessed by stairs from an inner landing, there are a further four potential double bedrooms, including one with a balcony and stunning views over the Tamar estuary, and one currently being used as a sitting room. Additionally, there is a fully functional kitchen with an integrated fridge, a 4-ring electric hob and oven, and a separate bathroom. This floor can be accessed externally via steps leading out to the side of the property, making it suitable as a self-contained annexe apartment or a potential holiday/residential letting income stream.

### OUTSIDE

The property is approached over a private lane and an electric-gated, tree-lined sweeping driveway. Entry to the house is via a keyless security system and the house is equipped with external CCTV security cameras. There is a triple garage with power and water connections, and ample parking on the drive. To the side of the garage, there is a gated walkway providing access to Roborough Common. The garden has been beautifully maintained, being mainly laid to lawn with mature shrub borders. There is a raised decking with an inset hot tub, a covered veranda with outdoor heaters, a paved patio seating area, a large garden shed and an ornamental pond.

### SERVICES

Mains water, gas and electricity are connected. There is gas central heating. Private drainage via a septic tank. Ultrafast broadband is available, and limited mobile voice/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.

### AGENT'S NOTES

1. As shown on our accompanying Location Plan, the property owns the driveway up to the edge of Roborough Common. Three neighbouring properties have a right of access over parts of the drive.
2. The property also benefits from a right of access over a track connecting Golf Links Road to its entranceway.
3. The house is located just outside the boundary of Dartmoor National Park and is, therefore, subject to West Devon Borough Council's planning jurisdiction.
4. Some of the contents of the house are available to be purchased, subject to separate negotiations.

### VIEWINGS AND DIRECTIONS

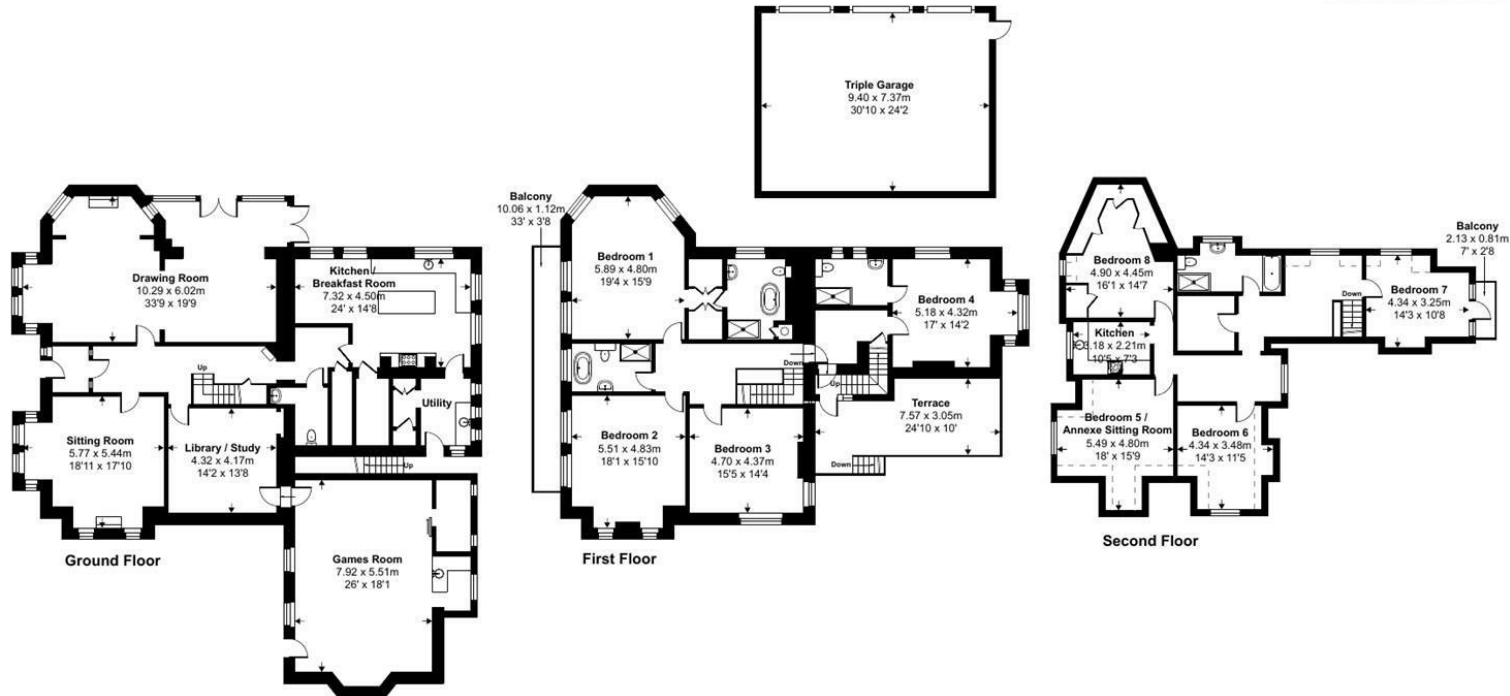
Viewings are strictly by prior appointment with the vendor's sole agent, Stags. The What3words reference is ///pays.direction.moats. For detailed directions, please contact the office.





Approximate Area = 5462 sq ft / 507.4 sq m  
Garage = 745 sq ft / 69.2 sq m  
Limited Use Area(s) = 96 sq ft / 9 sq m  
Total = 6303 sq ft / 585.5 sq m  
For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Stags. REF: 953775



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) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







