



Te-Whare











# Te-Whare

Dousland, Devon, PL20 6PD

Open Moorland directly adjacent • Burrator Reservoir 0.6 miles • Parade Yelverton 1.8 miles •  
Tavistock Town Centre 7.7 miles • Plymouth City Centre 11.5 miles (Derriford Hospital 8 miles)

Available chain-free, a unique, spectacularly located country home on the edge of open moorland, comprising a 4-bedroom character house and outbuildings amongst incredible wooded gardens and grounds totalling 1.83 acres.

- Completely Unique Character Home
- Private Wooded Grounds of 1.83 Acres
- Picturesque Surroundings and Views
- Direct Access to Dartmoor
- Freehold
- 4 Bedrooms, 3 Bathrooms
- Gated Drive, Garage and Covered Parking
- Master with En-suite and Balcony
- Within Easy Reach of Local Amenities
- Council Tax Band: G / EPC Band: C

Guide Price £995,000

## Stags Tavistock

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## SITUATION

This impressive country home is situated outside the desirable village of Dousland, amongst the foothills of Dartmoor National Park, set within 1.83 acres of beautiful gardens and woodland grounds. Breathtaking views and picturesque surroundings are available in every direction whilst open moorland is available immediately outside the property's gated entrance and Burrator Reservoir, a well-known local beauty spot and nature reserve, is only half a mile away. The property is perfectly positioned for those who enjoy walking and exploring or are otherwise seeking an outdoors-oriented lifestyle.

Plymouth is within extremely easy reach, with both Derriford Hospital and the city's schooling options within commutable distance, whilst the sought-after village of Yelverton and the thriving market town of Tavistock are also nearby. Yelverton provides an excellent range of day-to-day amenities with its 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. Tavistock, 7.5 miles away, is a thriving market town forming part of a designated World Heritage Site and offering a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly.

## DESCRIPTION

This wonderfully located and hugely impressive country home comprises a unique, 4-bedroom character house and several outbuildings, all sitting amongst beautiful wooded gardens and grounds of 1.83 acres, available with no onward chain. Originally constructed around 1920 as a dressed granite bungalow, the property was significantly extended - both outwards and upwards - and renovated circa 2002. Today, the house is superbly finished and presented to a high standard, offering comfort, quality and character in equal measure, alongside a high level of energy efficiency (EPC band C). Notable features include the incredible beams and structural timbers, exposed stonework and granite mullion windows, bespoke joinery, and the substantial balcony terrace providing an incredible vantage point from which to enjoy the surroundings. Externally, the house is served by a large, gated drive, garage and covered parking for 3 cars, and complemented by some wonderful gardens and woodland grounds offering superb peace, privacy and shelter, which should appeal to keen horticulturists, lovers of wildlife and the outdoors, and those with an active family or pets.







## ACCOMMODATION

Stone steps lead to the front door and into an entrance hall, which in turn opens into the principal reception room. The accommodation is then summarised as follows: a striking, open-plan living room with substantial, exposed timbers, and a stone and brickwork fireplace housing a gas fire; a bright sunroom with patio doors to the garden; a vaulted dining room centered around an impressive stone fireplace with a freestanding log burner, plus a pantry cupboard; a bright, dual-aspect kitchen featuring a Stoves dual-fuel range cooker with 4-ring burners, hotplate and double oven, plus an integrated Beko dishwasher; a boot room/utility with space for the laundry appliances; a dedicated study with a granite mullion window overlooking the gardens; a ground floor shower room; four first-floor bedrooms, of which three are good-sized, front-facing double rooms and two have access out to substantial balcony terrace, including the master suite with its own en-suite bathroom, and; the standalone family bathroom.

## OUTSIDE

The property is approached through a pillared, gated drive into a sizable gravelled parking area. The detached garage with mezzanine floor storage and double car port is of timber construction on a concrete base. There is an additional powered and insulated workshop. The house is complemented by some exceptional gardens and grounds that extend to approximately 1.83 acres, comprising areas of lawn, patio seating areas, and a beautiful area of natural light woodland. Throughout the grounds, there are several outbuildings including a tool shed, a second workshop and an implement store, plus a tractor shed and log store within the woods, where there is also separate gated access out onto the road.

## SERVICES

Mains electricity and gas. Private water via a borehole (installed 2020). Private drainage via a septic tank (circa 2002). Zoned gas-fired central heating throughout (Worcester boiler 2022). Standard broadband is available. Limited mobile voice/data services are available via all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

## AGENT'S NOTE

A number of trees in the upper garden are protected by Tree Preservation Orders.

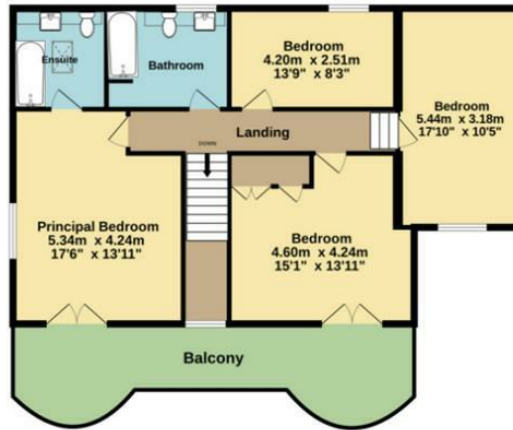
## VIEWINGS AND DIRECTIONS

Viewings are strictly by appointment with Stags. The what3words reference is [:///dove.incur.demoted](https://www.what3words.com/lookup/:///dove.incur.demoted). For detailed directions, please contact the office.

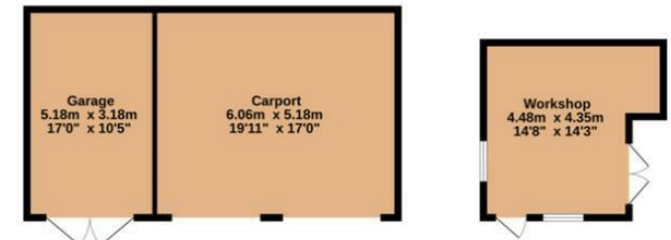
Ground Floor  
161.6 sq.m. (1740 sq.ft.) approx.



1st Floor  
93.4 sq.m. (1005 sq.ft.) approx.



Garage/Workshop  
65.2 sq.m. (702 sq.ft.) approx.



**TOTAL FLOOR AREA : 320.2 sq.m. (3447 sq.ft.) approx.**

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) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(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







