



Moor View



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Clearbrook, Devon, PL20 6JD

Open Moorland Adjacent • Yelverton 2.5 miles • Tavistock 9 miles • Plymouth 8 miles (Derriford Hospital 5 miles)

With no onward chain, a recently refurbished, 3-double bedroom, end-terraced character home with a large rear garden and live planning for a loft conversion, on the edge of open moorland.

- Chain-free Period House
- 3 Double Bedrooms
- Live Planning to Convert Loft
- Open Moorland Adjacent
- Freehold
- Recently Refurbished
- Open-plan Living Space
- 150ft Rear Garden
- Yelverton and Plymouth Nearby
- Council Tax Band: D

Guide Price £525,000

SITUATION

This characterful home is located in an enviable setting within the beautiful village of Clearbrook with open moorland directly adjacent. Clearbrook is a thriving community and holds regular events. The National Cycle route runs directly through the village and Moor View provides incredible opportunities for active families and those with an outdoors-oriented lifestyle. The property is within easy reach of Plymouth city and is a commutable distance of Derriford Hospital, whilst also being within proximity of Yelverton and Tavistock. Yelverton is a popular village on the fringe of Dartmoor National Park, where 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 charming, double-fronted, end-terrace period house dates to 1848, and is now offered to the market with no onward chain. Bright and well-proportioned, the property has recently been the subject of considerable improvement and alteration by our clients, to create a comfortable and well-rounded home with a contemporary character feel.



Externally, there are pretty front and large rear cottage gardens running down to a gently flowing brook. Additionally, there is live planning consent, established through the recent improvements, presenting the opportunity for an incoming owner to convert the loft into a breathtaking master bedroom suite with its own sitting area.

ACCOMMODATION

The accommodation on the ground floor is open-plan being comprised as follows: an entrance porch; a bay-fronted sitting room overlooking the front garden and centered around a fireplace recess suitable for a log burner; a matching bay-fronted dining room; the kitchen, which is equipped with solid timber cupboards, cabinets and worktops incorporating a ceramic sink, integrated AEG double oven and an Elica multi-function induction hob; a bright and open family room featuring a log burning stove and sliding patio doors to the rear garden, and; a cleverly designed understairs WC.

On the first floor are three generous double bedrooms, including a master with en-suite shower room, which are all bright, contain cast iron fireplaces and enjoy a wonderful outlook either over open moorland or the rear garden. Finally, there is a stylish, contemporary family bathroom with both an oval bath and a walk-in shower enclosure with a rain-style shower head.

OUTSIDE

The cottage is approached through a colourful, walled front garden. Immediately to the rear of the house is a paved sun terrace, ideal for entertaining or outdoor dining, to one side of which is an external utility/laundry room. The rear lawn is circa 150ft in length well-stocked borders, and features a timber tool/bike shed, and a number of specimen trees and shrubs, including Chinese and Japanese flowering cherries, camellias and a photinia. At the far end is the gentle brook from which the village derives its name. In addition, there is a pedestrian side access into the garden from a neighbouring service lane.

SERVICES

Mains water, drainage and electricity. Underfloor heating on the ground floor and new electric radiators on the first floor. Standard broadband is available (our client uses Airband for around 30Mbps). Limited mobile voice/data services are available through Three and O2, but Wi-Fi calling provides full mobile connectivity (Source: Ofcom's online service checker.) Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTE - PLANNING

Planning consent for the recent improvements and a full loft conversion was granted by Dartmoor National Park, in August 2022, under application reference 0310/22. Please contact Stags for further details.

VIEWING AND DIRECTIONS

Viewings are strictly by prior appointment with the vendor's sole agent, Stags. the What3words reference is [///valued.routines.watching](#).



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		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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