



Links Lodge











# Links Lodge

Golf Links Road, Yelverton, Devon, PL20 6BN

Open Moorland & Yelverton Golf Club Directly Adjacent • Yelverton Parade 1 mile • Tavistock 6.5 miles • Derriford Hospital 5 miles • Plymouth City Centre 8.5 miles • Exeter (via A38) 50 miles

A substantial and impressive semi-detached period villa, self-contained garden flat and outbuildings, sitting within spectacular west-facing gardens, in a superb, edge-of-moorland setting, 0.63 acres in all. No onward chain.

- Semi-detached Villa of Over 4,500sq.ft
- Additional 1-bedroom Garden Flat
- Outbuildings Including Coach House
- Far-reaching Country and Moor Views
- Freehold
- Up to 7 Bedrooms, 2 Bathrooms
- Exceptional West-facing Gardens
- Wonderful Edge-of-moor Location
- No Onward Chain
- Council Tax Band: F

Guide Price £850,000

## Stags Tavistock

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@StagsProperty



## SITUATION

This property is situated in an incredibly desirable location, directly adjacent to open moorland at Roborough Common and the popular Yelverton Golf Club. There are unlimited opportunities for walking, cycling and exploring all directly on the doorstep. The property is also located within easy reach of the city of Plymouth (8.5 miles, including Derriford Hospital within 5 miles), Yelverton village (1 mile), Tavistock (6.5 miles) 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.

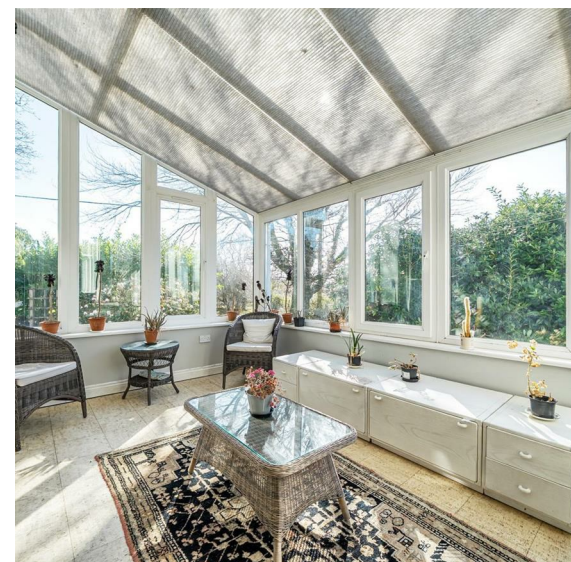
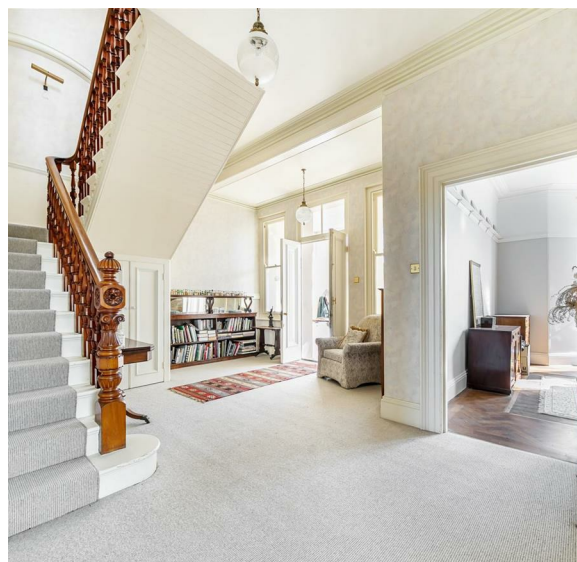
The thriving market town of Tavistock, 6.5 miles away, is rich in history and tradition dating to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square. Plymouth is 9 miles to the south and the city of Exeter lies 50 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

## DESCRIPTION

This is a hugely impressive and versatile home of superb stature and exceptional proportions in an enviable, edge-of-moorland location. The principal accommodation is spread over three floors and totals over 4,500 sqft, comprising up to seven bedrooms, two bathrooms and three receptions in all, in addition to a lower ground floor, 1-bedroom apartment providing options as an annexe or income stream. Complementing the house externally are some wonderful large gardens which enjoy good privacy and also contain outbuildings including an original coach house and summerhouse. This incredible family home is being offered to the market having been in our client's family ownership for 15 years. It is in need of modernisation and improvement but offers considerable potential and is available with no onward chain.

## ACCOMMODATION

Throughout the house, there are a number of traditional features and details of the property's era, including several original fireplaces, coving and decorative plasterwork, panelled doors with detailed architraves, high skirting, sash bay windows, picture rails, and an impressive turning staircase.







The accommodation can be summarised as follows: a sizable entrance porch with tiled flooring; an elegant and welcoming reception hallway with a cloakroom off; a comfortable drawing room, the focal point of which is an open fireplace with marble surround, with a bay window overlooking the rear garden; a separate bay-fronted dining room with original built-in cupboards and its own feature fireplace on a granite hearth; a kitchen/breakfast room equipped with a good range of contemporary units which include display cabinets and a pantry cupboard, together with a composite sink and drainer, plus an electric Aga with an Elica extractor hood over; a separate scullery/utility room which expands the cooking capacity through a freestanding AEG electric cooker; a sizeable triple-aspect conservatory linking the kitchen and dining room; three extremely well-proportioned first-floor double bedrooms including a large master suite, each with bay windows; a fourth bedroom with private access out onto a balcony, currently utilised as an office but which could be adapted as a dressing room or en-suite, subject to the necessary adjustments and permissions; a family bathroom; three further second-floor bedrooms two of which are doubles, including one rear-facing room enjoying spectacular far-reaching views and two enjoying southerly views of Dartmoor, and; a walk-in loft space which could also be converted into a dressing room or en-suite, subject to any necessary consents.

On the lower ground floor, there is a self-contained 1-bedroom apartment comprising an open hallway, a stylish modern kitchen, a sitting room with a fireplace and French doors out to the rear garden, a double bedroom with fitted wardrobes, and a tastefully finished shower room.

### OUTSIDE

The house is approached over a gated driveway providing parking and turning space for several vehicles, where there is also exterior access to a three-room cellar providing valuable storage space. The house's gardens are an undoubted highlight, extending away from the house to the west and enjoying splendid views of distant countryside. Immediately at the rear of the house is a paved patio area and a raised decked balcony. The main lawn is part-walled, with planted colourful borders and a variety of specimen trees and shrubs including magnolias, camellias, numerous acers and a variegated tulip tree. Towards the far end is an ornamental garden where there is a wildlife pond, and an array of mature and colourful shrubbery. Finally, there is a good-sized outbuilding comprising an original coach house with carriage doors, a mezzanine floor, power and lighting, plus a machinery shed and WC.

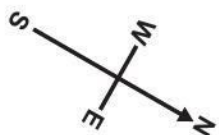
### SERVICES

Mains water, gas and electricity. Private drainage via a septic tank. Gas-fired central heating throughout. Ultrafast broadband is available, and mobile voice/data services are available from 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' sole agents, Stags. The What3words reference is [///pining.beam.triangles](https://www.what3words.com/pining.beam.triangles).





Denotes restricted  
head height

Approximate Area = 3723 sq ft / 345.9 sq m

Limited Use Area(s) = 135 sq ft / 12.5 sq m

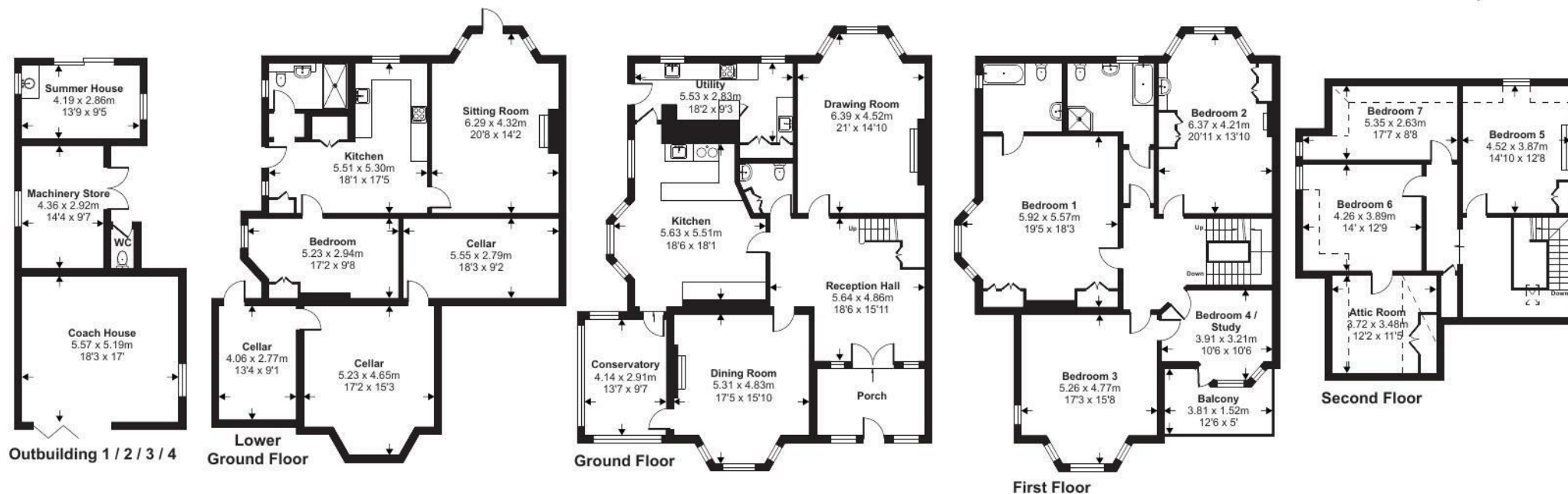
Cellar = 546 sq ft / 50.7 sq m

Garden Flat = 783 sq ft / 72.7 sq m

Outbuildings = 589 sq ft / 54.7 sq m

Total = 5776 sq ft / 536.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Stags. REF: 1266294



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>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>		51
(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 