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2 Winsbeer Cottages

## 2 Winsbeer Cottages, Buckland Monachorum, Yelverton, Devon, PL20 6ET



### SITUATION

Situated just outside of the village of Buckland Monachorum. Buckland Monachorum is a quiet and characterful village in West Devon, served by a popular pub and restaurant, the Drake Manor Inn, and a sought-after, Ofsted "Good"-rated Primary School. The village has strong links to the notable history of the local area, with Buckland Abbey, sir Francis Drake's Elizabethan-era home and now a National Trust property, and the village's historic church, St Andrew's, houses the tombs of the Drake Family. For all day-to-day amenities, Yelverton is just 2 miles away that has a parade of shops featuring a mini-supermarket, local butchers, delicatessen, cafe and pharmacy. For all sports enthusiast, there are golf, cricket, tennis and bowling clubs close by. The market town of Tavistock is 6 miles to the north and the maritime city of Plymouth lies 10 miles to the south.

### DESCRIPTION

This delightful mid-terrace cottage, located just outside the popular village of Buckland Monachorum, offers two bedrooms and a range of original features, including flagstone flooring, exposed beams, and a wood-burning stove. Recent upgrades include a newly fitted kitchen, a modern downstairs shower room, and a new electric combi boiler, providing comfort and efficiency. The property benefits from a small front garden, a rear terrace with steps leading to a raised decking area, and ample on-street parking nearby, offering both charm and practicality in a peaceful village setting.

### ACCOMMODATION

This beautifully presented mid-terrace cottage, located just outside the sought-after village of Buckland Monachorum, is rich in character and thoughtfully updated.

Entry is via a sheltered stone-built storm porch and traditional stable door, leading into a welcoming living/dining room. This space features impressive flagstone flooring, exposed wooden beams, a wood-burning stove, and dual-aspect windows that flood the room with natural light.

To the rear of the property is a newly fitted kitchen, styled in natural tones and offering space for a washing machine, dishwasher, oven, and under-counter fridge. It also houses a recently installed electric combi boiler. Beyond the kitchen, a rear porch provides access to the garden and leads to a modern shower room.

New carpets flow upstairs and into the second bedroom. The second bedroom is a generous double with views over the rear garden and open fields. The spacious master bedroom, positioned at the front of the house, enjoys outlooks over the front garden and countryside beyond.

### OUTSIDE

Externally, the front garden is laid with slate chippings and interspersed with established shrubs, offering low-maintenance appeal. To the rear, a private patio/courtyard leads up via steps to a recently installed raised decking area. The garden enjoys a predominantly south-facing aspect, offering plenty of sunshine throughout the day.

Ample on-street parking is available nearby, completing this attractive countryside home

### SERVICES

Mains water, electricity and drainage. Electric-fired central heating throughout. Superfast broadband is available, and mobile voice/data services are available from all four major providers (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 Stags Tavistock office. The what3words reference is ///divided.sourced.teardrop. For detailed directions please contact the office.

Yelverton 3 miles • Tavistock Town Centre 7 miles • Plymouth 11 miles

A two bedroomed mid terrace cottage with a newly fitting kitchen & downstairs shower room, offering character features throughout and views across the countryside.

- 2 Bedroomed Mid Terrace Cottage
- Characterful Features Throughout
- Newly Fitted Kitchen
- New Electric Combi Boiler
- Downstairs Shower Room
- Front & Rear Garden
- On Street Parking
- No Onward Chain
- Freehold
- Council Tax Band: B

Guide Price £275,000

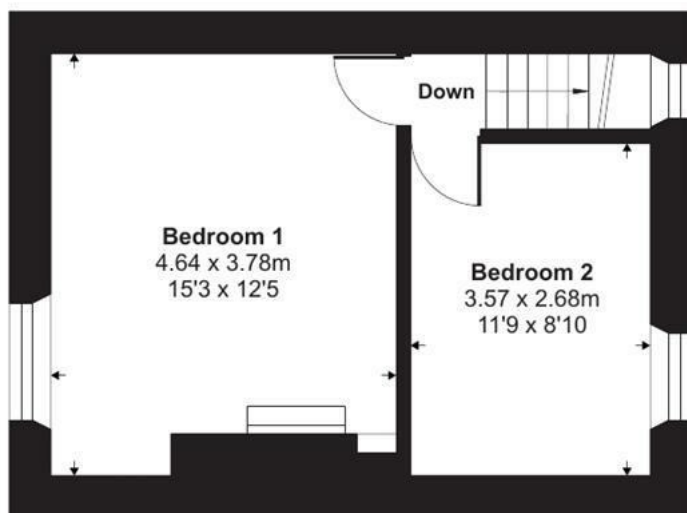




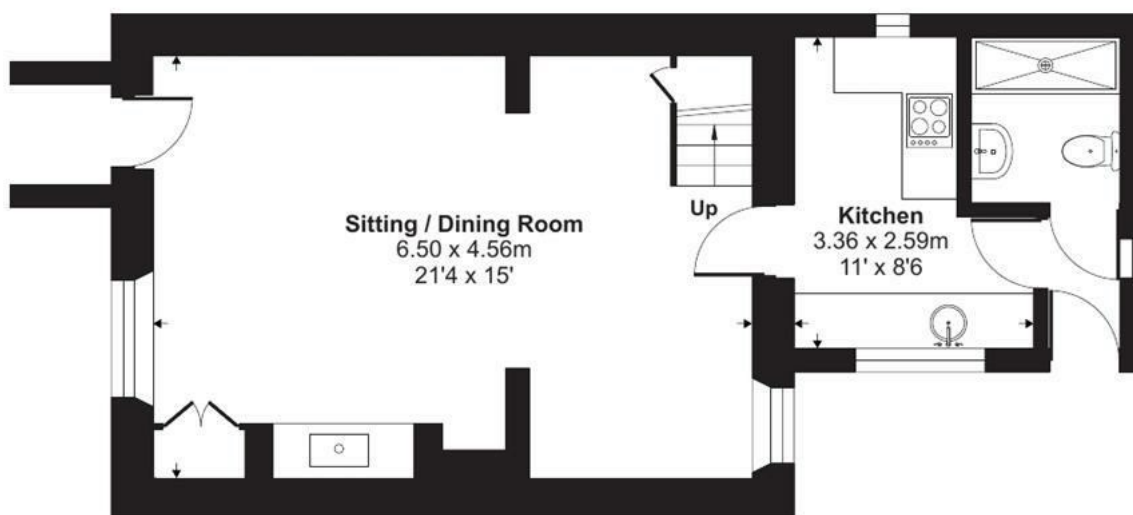


Approximate Area = 778 sq ft / 72.2 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1xhcom 2025. Produced for Stags. REF: 1275816

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	
Very energy efficient - lower running costs	Current
(92-100) <b>A</b>	100
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	54
(49-54) <b>E</b>	
(41-48) <b>F</b>	
(35-40) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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