



Moorlands



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Peek Hill, Dousland, Devon, PL20 6PD

Open Moorland 100 yards • Yelverton 2 miles • Tavistock 8 miles • Plymouth 11.5 miles (Derriford Hospital 8.5 miles)

An individual character home on the edge of open moorland, beautifully situated amongst formal and woodland gardens, and complete with outbuildings, paddocks and exceptional views, 3.4 acres in all.

- Characterful Country Home
- Spectacular Far-reaching Views
- Garaging and Workshop
- Direct Outriding to Dartmoor
- Freehold
- Edge-of-Moorland Location
- Formal and Woodland Gardens
- Paddocks and Field Shelter
- 3.4 Acres in All
- Council Tax Band: G

Guide Price £895,000

SITUATION

This appealing country home is situated outside the village of Dousland, on the foothills of Dartmoor, in an elevated position which affords some absolutely breathtaking south and westerly views.

Open moorland is available within 100 yards and the property is also very close to Burrator Reservoir, a well-known local beauty spot and nature reserve. 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 desirable market town of Tavistock are also nearby.

Yelverton, 2 miles away, 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. In all, Yelverton and Dousland offer a very high standard of living with a wonderful sense of community.

DESCRIPTION

This individual detached country house was built, we understand, around 1989/1990 and our clients are only the property's second owners. The house itself is characterful and comfortable, with versatile accommodation arranged over several levels, which benefits from excellent natural light and enjoys a picturesque outlook on all sides, including the spectacular distant views.



Externally, the house sits within a south-facing plot that amounts to 3.4 acres in all, comprising some beautifully kept formal lawn and natural woodland gardens plus two paddocks amounting to 1.6 acres, no doubt making the house a magnet for wildlife and offering strong potential for those looking to establish a smallholding-type lifestyle. Open moorland is available from the doorstep, which should appeal strongly to keen horse-riders and those with an outdoor-oriented lifestyle. Finally, the house is served by valuable outbuildings in the form of garaging and workshop space, adding to its breadth of appeal.

ACCOMMODATION

The accommodation is split over several levels providing an interesting design and offering a good degree of flexibility. On the ground floor are: a mosaic-tiled porch and central hallway; a well-appointed kitchen/breakfast room; a separate utility; WC, and; a dedicated dining room with patio doors out to a substantial timber decking, and; an adjoining reading room. The kitchen itself is equipped with an excellent range of cupboards and cabinets with quartz worktops incorporating a ceramic sink and a Fohen boiling water tap. Integrated appliances include a Siemens fridge-freezer and AEG dishwasher, plus a Stoves range cooker which has six dual induction and halogen ring burners, a hotplate, double oven, grill and warming drawer. There are stairs from the reading room or the entrance hallway to an upper ground floor which contains the principal, triple-aspect sitting room.

On the first floor are two double bedrooms, including the master suite comprising a dual-aspect bedroom with a balcony terrace, triple fitted wardrobes, dressing area and en-suite bathroom complete with a P-shape jacuzzi bath with shower over. Stairs rise again up to the second floor where there is a standalone shower room and a mezzanine study room.

Two further bedrooms can be found on the lower ground floor, both with fitted wardrobe space, together with a further shower room.

OUTSIDE

The house is approached through electric gates over a long, sweeping carriage driveway, flanked on either side by woodland gardens. To the side of the drive is a substantial double garage with remote-controlled doors. The house's principal garden is south-facing, contains a timber shed and is positioned to enjoy the magnificent views across West Devon to East Cornwall and even Plymouth Sound. The drive continues past the house to a second detached outbuilding comprising a garage, workshop and machinery storage. This area also features a sizable chicken coop and a small orchard with pear, apple and cherry trees. Directly below the formal garden is a sizable paddock of approx. 1.6 acres which is fenced and enclosed, and served by a timber field shelter ideal for keeping a horse, ponies or other domestic livestock.

SERVICES

Mains electricity is connected. Private water via a borehole. Private drainage via a septic tank. Oil-fired central heating throughout. Standard broadband is available (our clients use Starlink). Limited mobile voice/data services are available via all four providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

- 1. The property enjoys a right of access over the neighbour's track, from the highway to its entrance gates.
- 2. The property is located in an area well-known for its historic metalliferous mining activity. No mine features are known to exist within the property's boundary.
- 3. The What3words location reference is ///approve.additives.forces



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

Bedford Square, Tavistock,
Devon, PL19 0AH

tavistock@stags.co.uk

01822 612458

