



The Crescent, Yelverton

Price Guide £900,000

6 4 3 B



# The Crescent

## Yelverton

Stunning family home set in the prestigious location of "The Crescent" in Crapstone. This property is one of a kind, having been built by the current owners in 2007, it boasts six generous bedrooms, 4 bathrooms and large gardens with ample parking and double garage with a studio. Enjoying stunning views over the rear gardens and fields beyond. The property offers spacious living accommodation with a large kitchen/dining area, a perfect space for entertaining and family events, with bi-folding doors into the rear gardens, providing indoor/outdoor living. Two privately owned pv solar panel systems for electricity, heating and hot water via Thermstore and Battery back up. Also a rain water recovery system, making this property extremely energy efficient with a lower cost of living. There is underfloor heating throughout on all floors.

A versatile property which would be suitable for multi generational living if desired. The second floor of this home could provide independent living for a teenager, having two bedrooms and an en suite. The living room boasts a multi-fuel wood burner, perfect for those colder nights. There is also a separate utility and an essential downstairs WC. As an added luxury, the property also benefits from an integral built in vacuum system for easy hoovering, being less dust and noise.

Outside there is ample parking for numerous vehicles as well as a detached double garage equipped with electric roller door. An adjoining studio/hobbies room is fully connected to mains electricity and water, with potential to create an Annexe subject to planning consents. To the side of the property is a useful large shed. A particular feature of this superb home is the large and level rear gardens with a patio area, ideal for alfresco dining. The majority of the garden is laid to lawn with an abundance of colour via a variety of plants, shrubs and bushes, backing onto open farmland with stunning views of the surrounding countryside beyond.



<b>Kitchen</b>	15'4" x 9'8" (4.69 x 2.97)
<b>Dining Room</b>	16'0" x 12'11" (4.89 x 3.96)
<b>Living Room</b>	24'9" x 11'8" (7.56 x 3.58)
<b>Utility Room</b>	11'8" x 7'9" (3.57 x 2.38)
<b>Downstairs WC</b>	6'5" x 3'4" (1.97 x 1.03)
<b>Bedroom One</b>	16'0" x 13'0" (4.88 x 3.98)
<b>Ensuite</b>	7'9" x 5'2" (2.37 x 1.60)
<b>Bedroom Two</b>	16'7" x 9'5" (5.08 x 2.89)
<b>Ensuite</b>	7'8" x 6'0" (2.36 x 1.83)
<b>Bedroom Three</b>	14'8" x 9'5" (4.48 x 2.88)
<b>Bedroom Four</b>	11'8" x 9'9" (3.58 x 2.98)
<b>Bedroom Five</b>	16'11" x 11'8" (5.18 x 3.57)
<b>Ensuite</b>	9'1" x 6'2" (2.78 x 1.89)





### Bedroom Six

17'0" x 7'9" (5.19 x 2.38)

### Bathroom

13'0" x 7'10" (3.98 x 2.39)

### EPC

B87

### Tenure

Freehold

### Services

Mains electricity, gas, drainage.

Mains and private water: There is a rain water harvesting tank (3000L) under the garage. This feeds all of the toilets, washing machine and two outside taps.

There is no water tank so all cold taps are fed directly from the mains water.

### Council Tax Band

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### Situation

Crapstone is ideally located on Dartmoor with easy access in to Plymouth. Located about 6 miles from the historical Stannary Town of Tavistock. The location is popular with a variety of buyers especially families, commuters and buyers wishing for the country lifestyle but within easy reach of work commitments.



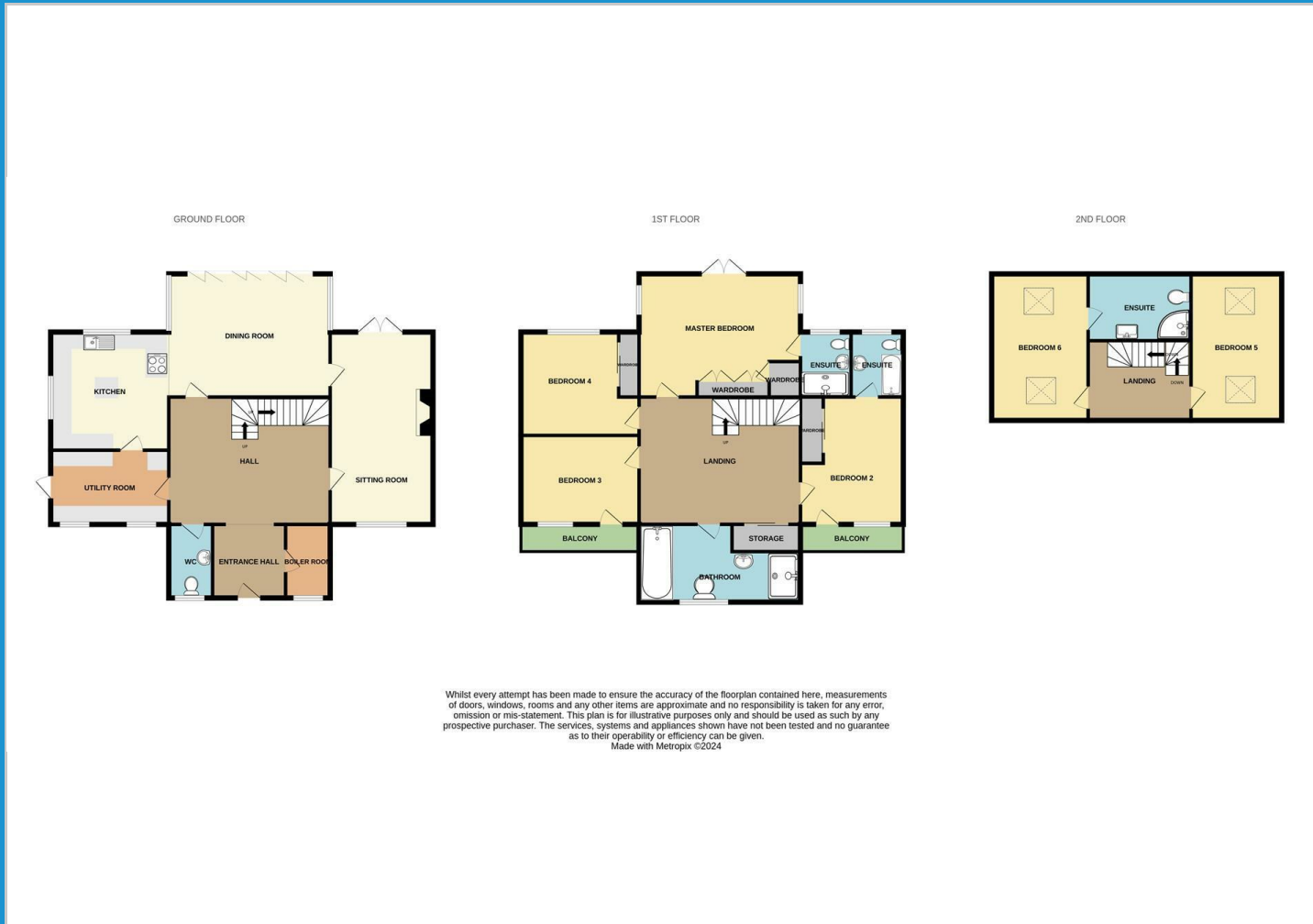


"What's 'How do you spell love'?"  
"Love. 'You don't spell it. You feel it."

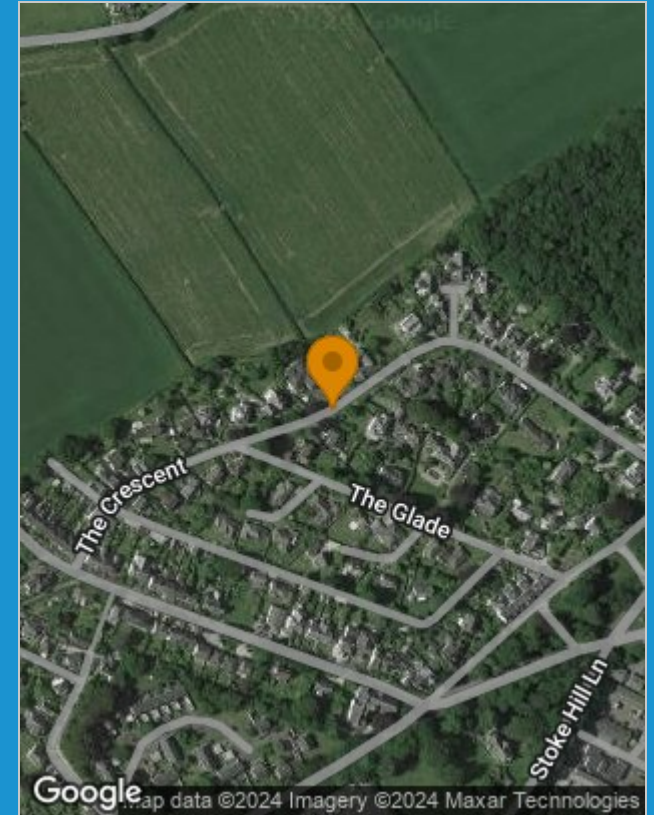
IN THIS HOUSE...  
WE DO REAL  
WE DO MISTAKES  
WE DO I'M SORRY  
WE DO FUN

HAVE  
SPONGE  
MEAL

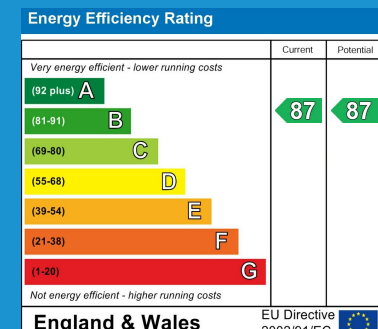
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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