



Town • Country • Coast



Postbridge, Yelverton

Offers In Excess Of £310,000



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## Postbridge, Yelverton

Situated in the stunning Dartmoor National Park is this charming and characterful, three bedroom, traditional granite Dartmoor cottage equipped with fantastic outdoor space, spacious living accommodation and approx. 1.3 acres of land. Please note, it is not possible to obtain a mortgage on a property with a Duchy of Cornwall leasehold.

The property offers a secluded and private lifestyle, located down a shared lane there is no through traffic. Within its 1.3 acre (approx) plot, there are two outbuildings of multi purpose use; equipped with electricity and one of which is a granite barn. Livestock fencing is also in place around the entirety of the property's perimeter making it completely safe for animals.

Internally the property boasts a wealth of character and charm. Slate floors can be found in both the snug and third reception room. A farmhouse-style kitchen with log burner and a oil-fired Heritage range help create the perfect cosy cottage atmosphere especially on a cold winter's evening. Found under the stairs is a fully exposed, disused well pump presenting a real piece of history. The incredible features of the property really do offer its sense of charm and being set in the natural beauty of Dartmoor the property really offers a fantastic family home.

The driveway offers space for up to four vehicles and benefits from two large outbuildings. The paddocks of the property are found immediately behind the driveway. The formal gardens are to the front, side and rear of the property and offer pathways throughout mature shrubs, trees and flowers. A large chicken coop and run can also be found in the gardens. There are many areas to sit and soak in the sun, including a large wooden deck and two areas created with paving stones. In its entirety this property really is a safe haven for those who are garden enthusiasts or who have animals.







#### Rear Porch

8'5" x 2'10" (2.59 x 0.88)

#### Kitchen/Diner

21'1" x 11'9" (6.43 x 3.60)

#### Back Room

11'10" x 8'5" (3.61 x 2.58)

#### Snug

10'0" x 8'7" (widening to 11'9") (3.05 x 2.62 (widening to 3.60))

#### W/C

6'2" x 4'0" (1.88 x 1.22)

#### Larder

6'2" x 5'6" (1.89 x 1.70)

#### Bedroom 1

11'8" x 10'2" (3.57 x 3.10)

#### Bedroom 2

10'0" x 8'7" (3.07 x 2.63)

#### Bedroom 3/Office

9'10" x 8'6" (3.02 x 2.60)

#### Bathroom

10'4" x 6'10" (3.16 x 2.10)

#### WC

4'10" x 2'7" (1.49 x 0.81)

#### Agents Note

The vendors have advised that a survey carried out in 2011 found asbestos cement wall panels in the kitchen categorised as 'Action D (Manage and monitor)'.

#### Tenure

The property is held on a Duchy of Cornwall lease. The lease falls within the provisions of the Housing Act 1988, which defines the lease as an Assured Tenancy. The current lease expires in 2038, and a new lease can be discussed with the Duchy of Cornwall, but is not necessary for continued tenancy. The current ground rent for the property is £6,500 PA. For further details, please contact View Property.

#### Services

Mains electricity, oil fired central heating, private water and private drainage.

#### Council Tax Band

D

#### EPC

F/26

#### Situation

Postbridge is a charming village nestled within the sprawling landscapes of Dartmoor National Park in Devon. Renowned for its historic clapper bridge, Postbridge is a picturesque destination that captures the essence of rural beauty and history. The village is a haven for nature enthusiasts, hikers, and photographers seeking to immerse themselves in the wilderness. Nearby attractions include Believer Forest, where towering trees create a serene ambiance, and the Bronze Age settlement of Grimspound, offering insights into ancient Dartmoor life. The National Park Visitor Centre in Postbridge provides insights into the history of Dartmoor, making it an ideal starting point for exploration. With its historic bridge, stunning landscapes, and serene atmosphere, Postbridge stands as a charming gateway to the natural wonders of Dartmoor. It's a place where modern-day travellers can connect with the rich history and untouched beauty of England's countryside. A Village shop can also be found in the centre of the village. There is also a popular Pub and Church and Village Hall.

#### Directions

Travelling from Bedford Square, travel over the bridge and take the first exit off the roundabout onto the A386. Follow this road and take the first exit onto the B3357. Stay on this road until you reach Two Bridges. At Two Bridges, pass the Hotel (on the right), take the next left onto the B3212 and follow this road all the way into Postbridge. Go over the bridge in Postbridge and continue along the road past the Beechwood Bed and Breakfast (on the right). Take the second right and follow the lane around to the right. Continue along the lane and the property will be the second property on the right hand side with the name plate on the small gate just past the driveway gate.





## Floor Plan



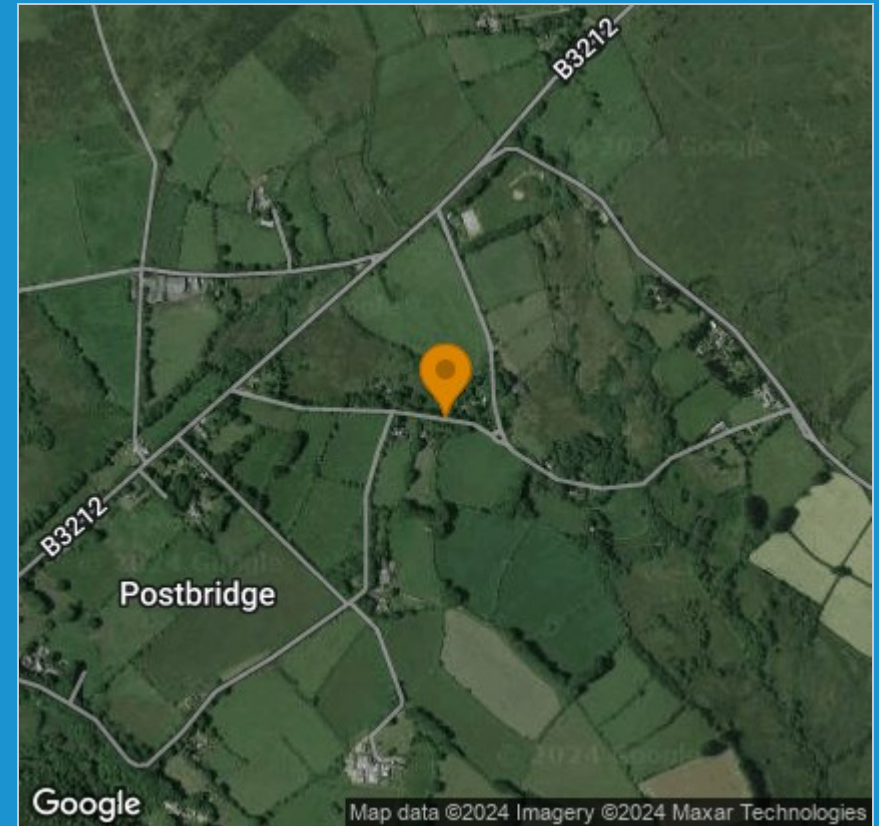
## Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

