



Town • Country • Coast



Meavy, Yelverton  
Guide Price £850,000



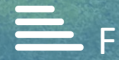
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## Meavy, Yelverton

This beautiful, four bedroom property is believed to have been built in the 1930s and the current vendors have carried out a sympathetic refurbishment to an exceptionally high standard, combining character with contemporary, and have added a vintage charm using high quality fittings and finishes. Wooden flooring, high ceilings, picture rails and exquisite bathroom fittings all enhance this stunning property which is immaculately presented throughout.

With newly installed double glazed windows which create a light and airy space, the accommodation comprises; gabled entrance porch with room for coats, boots and logs, entrance hall, superbly appointed fitted Kitchen with Neolith porcelain worktops, undermount triple sink arrangement, central island and space for Aga range. An essential walk-in pantry and useful utility room with partitioned area for laundry, Belfast sink and ample space for taking boots off after a country walk or gardening. A generous sitting room boasts a 'Jotul' woodburning stove and an elegant dining room with bi-fold doors to the gardens.

There are four double bedrooms, three with en-suite bath/shower rooms, one being a Jack and Jill from the bedroom and inner hallway, to use as a main bathroom if required. The bathrooms are well appointed with over mount 'zen' style basins and antique vintage style fittings. One of the bedrooms connects into a study which could be a nursery if desired.

The property is complemented by well tended and mature gardens with terraced area for entertaining, established flowering shrubs, plants and trees. The patio enjoys views across adjoining farmland and moors beyond. There is driveway parking, garage and useful workshop and garden store.



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**Porch**

**Entrance Hall**

**Kitchen / Breakfast room**

18'3" x 14'9" (5.58 x 4.50)

**Utility**

12'3" x 6'9" (3.74 x 2.08)

**Pantry**

11'3" x 5'6" (3.44 x 1.68)

**Dining Room**

12'8" x 12'5" (3.88 x 3.79)

**Sitting Room**

16'6" x 13'3" (5.03 x 4.06)

**Bedroom One**

12'7" x 10'1" (3.84 x 3.08)

**Ensuite**

6'0" x 5'0" (1.84 x 1.54)

**Bedroom Two**

12'7" x 11'5" (3.86 x 3.50)

**Ensuite**

7'0" x 6'7" (2.15 x 2.03)

**Bedroom Three**

12'0" x 9'10" (3.66 x 3.01)

**Ensuite**

7'2" x 6'0" (2.20 x 1.83)





**Bedroom Four**

11'11" x 11'9" (3.64 x 3.59)

**Study**

10'7" x 5'2" (3.24 x 1.58)

**EPC**  
25/F

**Tenure**  
Freehold

**Services**

Mains electricity, water (metered), drainage. Programmable electric radiators.

**Council Tax Band**

E

**Directions**

From Tavistock, take the A386 out to Yelverton. At the Yelverton roundabout, take the second exit and then immediately turn left onto The Parade following the road down onto Meavy Lane. Follow Meavy Lane down past the village hall and then turn left to stay on Meavy Lane and follow the road into the village of Meavy. Pass through the village green on the top road, with The Royal Oak pub on your left, and follow the road a few metres past the green where the property can be found on your right.







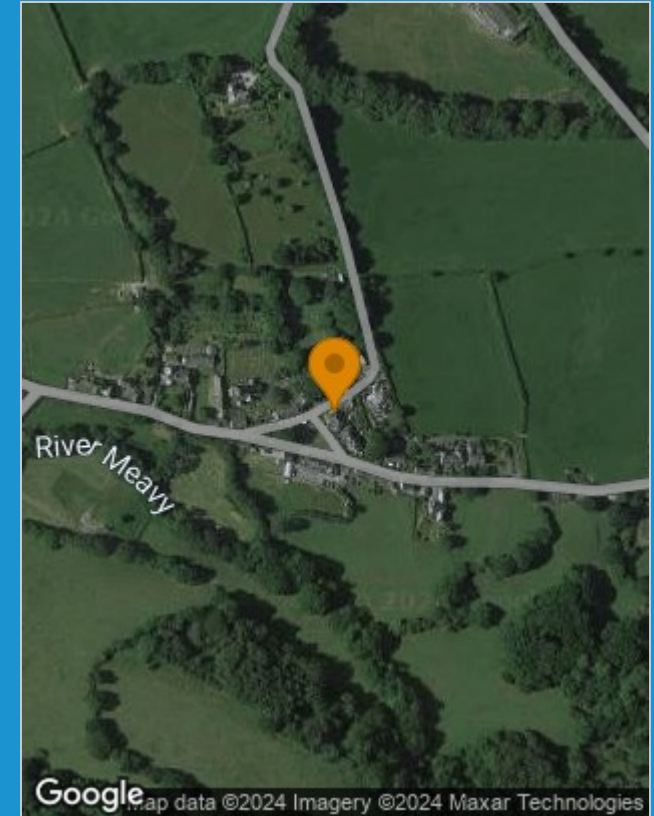


## Floor Plans

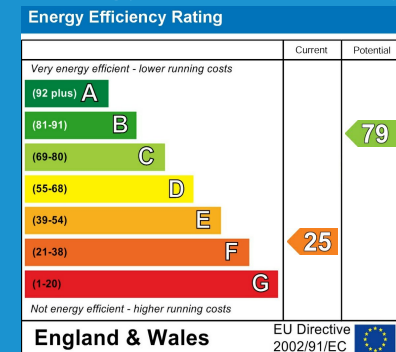


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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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