

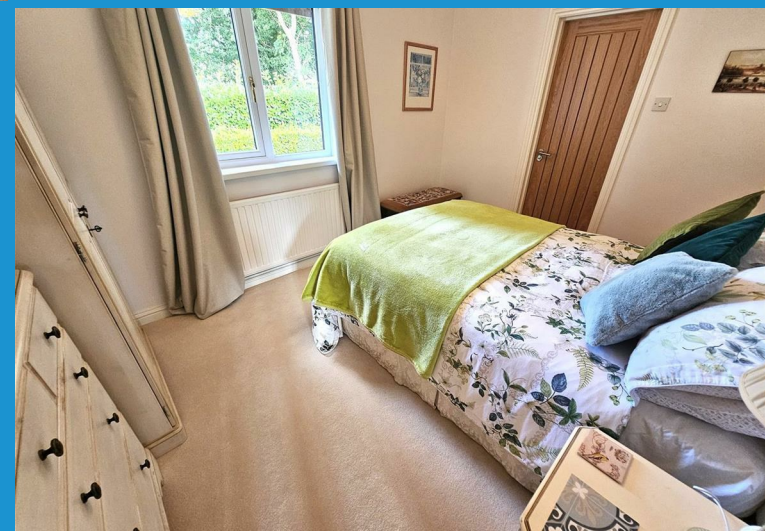
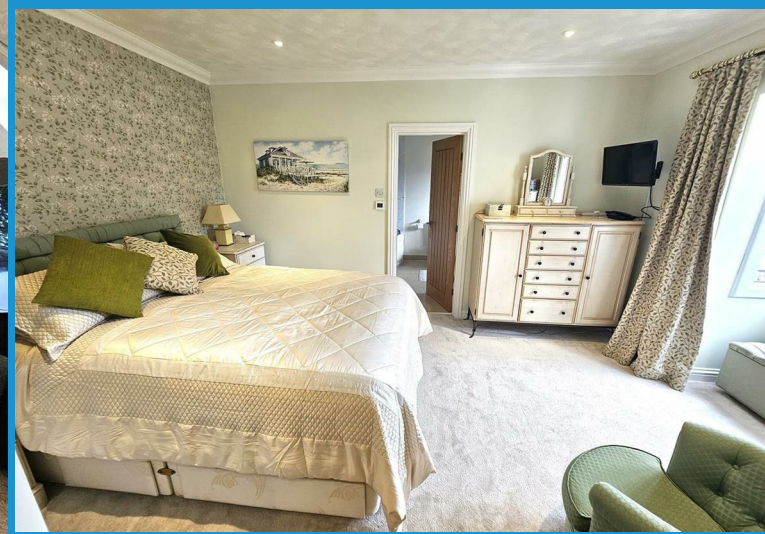




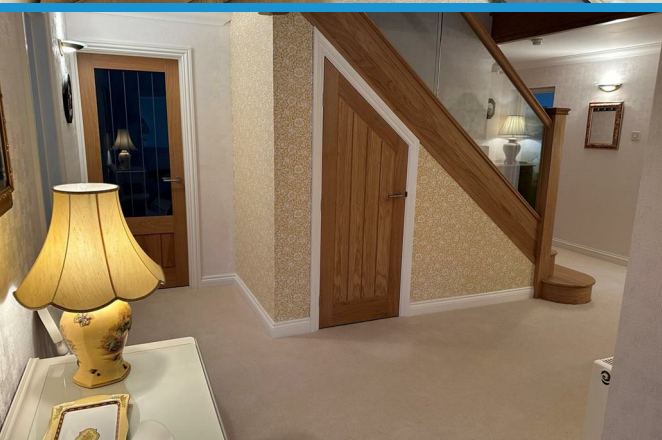
A fantastic and rare opportunity to purchase this stunning, immaculately modernised yet characterful, five bedroom family home set in a tucked away location, yet within close proximity to all the amenities that the highly sought-after moorland village of Yelverton has to offer.

The bespoke, individual country residence offers spacious, bright and airy living accommodation with four reception rooms and five well proportioned bedrooms (two ensuite). The property offers many opportunities for home working with its own home office with separate front door, useful for self employed business owners. You enter the property via a beautiful hand crafted, impressive front door, into a spacious porch area with ample room for coats and footwear. The property has been finished to a high specification featuring a magnificent hall with hand built oak and glass staircase. There is a large, bright, dual aspect kitchen diner, finished in a beautiful white gloss. The dining area has patio doors leading to the garden with private enclosed barbecue area, completed with wonderful wisteria and camellia trellis'. Both reception rooms boast flame gas fires with marble surrounds.

Upstairs, there are five spacious bedrooms, two of which are ensuite. Bedroom one and two benefit from individually designed fitted wardrobes with generous storage. Both of these rooms have spectacular bay windows, overlooking the well kept garden. To the front of the property a generous drive with parking for numerous vehicles leads to a double garage with electric up and over door. The majority of outside space is located to the front of the property with a generous garden laid to lawn with a large patio area offering a sun trap, ideal for alfresco dining. Access is provided to both sides of the property with the rear garden offering low maintenance paved gardens, enclosed by hedgerow and flower bedded borders offering a good degree of privacy.



- Superbly presented
- Five bedrooms (two ensuite)
- Four reception rooms
- Sought after location
- Ample parking and double garage
- Close to amenities



Porch
16'4"0'0" x 13'1"19'8" (5'00 x 4'6)

Reception Hall
55'9"22'11" x 36'1"0'0" (17'7 x 11'0)

Kitchen / Breakfast Room
75'5"26'2" x 36'1"22'11" (23'8 x 11'7)

Utility Room
36'1"22'11" x 26'2"26'2" (11'7 x 8'8)

Study/Family Room
39'4"49'8" x 29'6"13'1" (12'6 x 9'4)

Cloakroom

Gym
9'10"196'10" x 9'10"173'10" (3'60 x 3'53)

Lounge
75'5"16'4" x 55'9"13'1" (23'5 x 17'4)

First Floor Landing

Bedroom One
14'0" x 9'10"0'0" (4.29 x 3'00)

Ensuite
14'1" x 7'11" (4.30 x 2.42)

Bedroom Two
15'9" x 11'9" (4.82 x 3.60)

Bedroom Three
12'4" x 9'8" (3.76 x 2.96)

Ensuite
9'4" x 5'2" (2.85 x 1.60)

Bedroom Four
11'10" x 11'9" (3.61 x 3.60)

Bedroom Five
11'8" x 9'4" (3.57 x 2.85)

Bathroom
11'1" x 7'8" (3.4 x 2.36)

EPC
71/C

Tenure
Freehold

Services
Mains electricity, gas, water (metered), drainage.

Council Tax Band
G

Situation
Yelverton provides a vast selection of amenities including shops, eateries, garage and hotel. The ancient stannary town of Tavistock just 6 miles from here and the historic naval port of Plymouth about 10 miles community is served by local buses and county bus services whilst the A386 Tavistock to Plymouth road facilitates easy access to the A38. The Dartmoor National Park extends to over 300 sq. miles and provides ample opportunities for walking and riding. There is also Yelverton Golf Club - the most highly respected members club in Devon - and many spots in close distance for fishing. The property is also conveniently located near the doctors surgery, dentist, butchers and vets. The village hall also provides lots of activities such as yoga, pilates, badminton provides as space for the local nursery.

Directions
From Yelverton co operative, follow the road signposted Meavy Lane. You will soon reach the village hall on your right hand side, the property can be found, set back from the road, on your left hand side,



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.