



Town • Country • Coast



Gratton Lane

Yelverton

Guide Price £650,000



2



1



3



D

Gratton Lane

Yelverton

Occupying an enviable and desirable location, this detached bungalow residence has it all. Close to amenities, recreational facilities and stunning walks on the moors, not to mention the breathtaking moorland views.

Offering three reception rooms, one which could be utilised as a 3rd bedroom, two double bedrooms, a garden room and immaculately presented throughout, the bungalow sits in its own level plot with private drive, extending to approximately 1/3rd of an acre. The vendors have carefully and lovingly maintained this property to a particularly high standard, with many features including Oak doors, vintage style radiators, woodburner, slate and engineered oak flooring.

A welcoming entrance hall leads to all rooms with a generous living room, separate dining room and sun room enjoying wonderful views over landscaped gardens, countryside and the moors. A modern, comprehensively fitted kitchen boasts wall and base units under quartz worktops, integrated fridge freezer and undermount sink. Aga range cooker with gas hob. A door leads to outside. There are two double bedrooms, one with built-in wardrobes and complemented by a well fitted bathroom, with mains fed shower over the bath.

The landscaped gardens are a particular delight, being well stocked with an abundance of all year colour. The long private drive runs along the front gardens, with many fruit trees, superb Magnolia tree, Wisteria, Clematis and the Garden Room with a patio, where you can relax and enjoy the peaceful countryside sounds. The drive then leads to the entrance gates into the main rear drive, with detached garage and a workshop with store, power connected. The rear gardens are lawned with a productive vegetable plot, composting area and many more flowering shrub beds and borders. Rear patio by the kitchen is just one of the many areas to sit outside. Adjoining open farmland with a direct view of the moor.





Entrance Hall

Living Room

15'1" x 11'8" (4.60 x 3.56)

Dining Room

13'10" x 10'5" (4.23 x 3.20)

Sun Room

10'1" x 8'11" (3.09 x 2.73)

Kitchen

18'8" (max) x 10'7" (max) (5.69 (max) x 3.25 (max))
'L' shaped.

Bedroom 1

12'9" x 10'5" (3.89 x 3.20)

Bedroom 2

12'9" x 8'9" max. (3.89 x 2.69 max.)

Bathroom

Garden Room

12'0" x 8'0" (3.68 x 2.44)

Detached Garage

15'1" x 8'5" (4.60 x 2.59)

Car Port

15'1" x 8'5" (4.60 x 2.57)

Workshop

11'8" x 10'0" (3.56 x 3.05)

Store Room

10'0" x 5'1" (3.05 x 1.55)

Tenure

Freehold

Services

Mains gas, electricity, drainage and metered water.

Council Tax Band

D

EPC

D/66

Agents Note

The vendors have informed us that they have planning permission for an extension to the dining and living areas, with a pitched roof and further planning permission for an en suite and dressing room.

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. The 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 Roundabout, proceed down Meavy Lane, past the village hall. Follow the road into Gratton Lane and the property can be found on the left before the sharp left bend.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

Area Map



Energy Efficiency Graph

