



Town • Country • Coast



Walkhampton Road, Yelverton

Guide Price £695,000



4



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3



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Walkhampton Road

Yelverton

Offering the best of both worlds, this stunning characterful, detached home is set in a tucked away and secluded position, yet ideally located on the fringe of the popular village of Horrabridge boasting a fine array of amenities within close proximity.

This family home has been much improved by the current vendors and boasts a superbly presented detached annex offering income potential or further ancillary accommodation.

The main property offers spacious living accommodation currently providing four reception rooms with four bedrooms (one ensuite) with a huge degree of versatility.

To the outside of the property well-proportioned gardens have been landscaped to offer an array of seasonal colour with generous parking for numerous vehicles with a further car port on offer.

The property also benefits from a small plot of land on the other side of Walkhampton Road, which is currently used as an allotment.



Entrance Hall	12'11" x 8'8" (3.94 x 2.66)
Sitting Room	14'9" x 13'9" (4.52 x 4.21)
Living Room	24'5" x 13'6" (7.45 x 4.14)
Study	9'8" x 9'8" (2.97 x 2.95)
Kitchen/Dining Area	23'5" x 17'4" (7.14 x 5.30)
Utility	6'7" x 5'5" (2.02 x 1.66)
First Floor Landing	
Recess providing office area	
Bedroom 1	13'8" x 11'6" (4.19 x 3.52)
Ensuite	9'10" x 9'6" (3.01 x 2.91)
Bedroom 2	15'5" x 8'4" (4.72 x 2.55)
Bedroom 3	9'10" x 6'6" shortening to 4'9" (3 x 1.99 shortening to 1.45)
Bedroom 4	18'3" x 12'5" (restricted head height) (5.57 x 3.79 (restricted head height))
Annex Kitchen/Living Room	13'4" x 13'1" (4.07 x 3.99)
Annex Bedroom 1	18'0" x 8'9" (5.51 x 2.69)
Annex Shower Room	7'0" x 5'2" (2.14 x 1.59)



Directions



Tenure

Freehold

Services

Mains gas, electricity, metered water and drainage. Gas central heating and two wood burners.

EPC

E/52

Council Tax Band

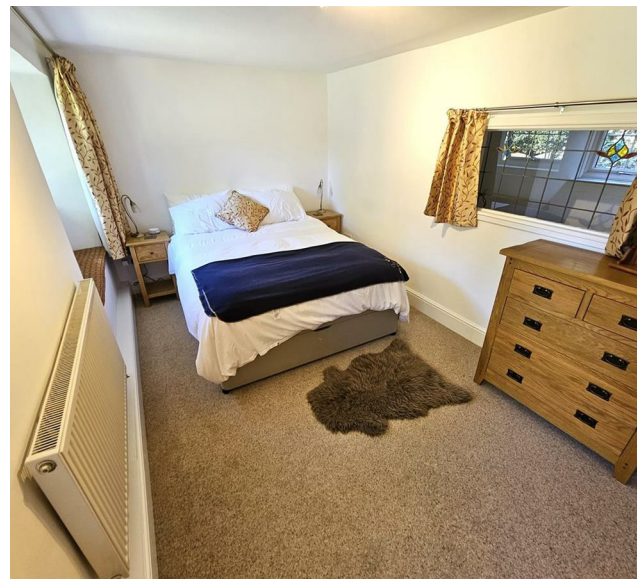
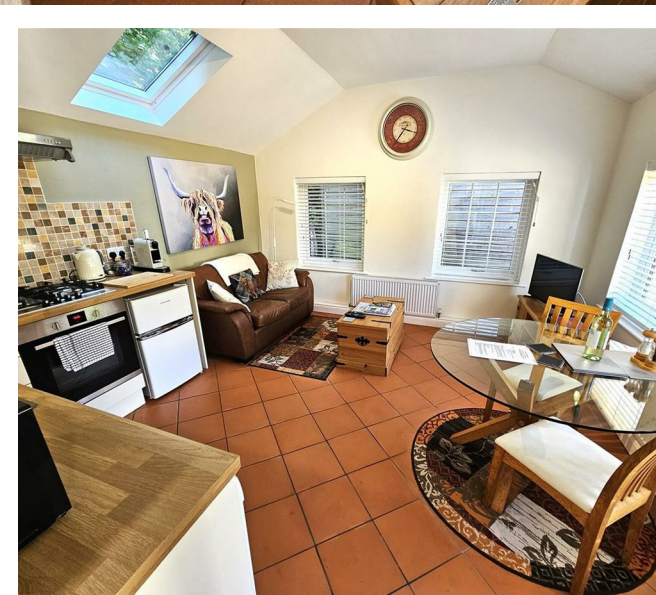
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Situation

Horrabridge is a moorland village located on the eastern edge of Dartmoor. Walk on Dartmoor are within easy reach and commuting whilst it is also popular with those who need to commute to Plymouth. There is a vibrant community in the village with a number of local shops & two public houses. The popular Drakes Trail runs through the village and this property offers easy access onto it, providing a gentle walk or cycle to Tavistock or Yelverton & beyond.

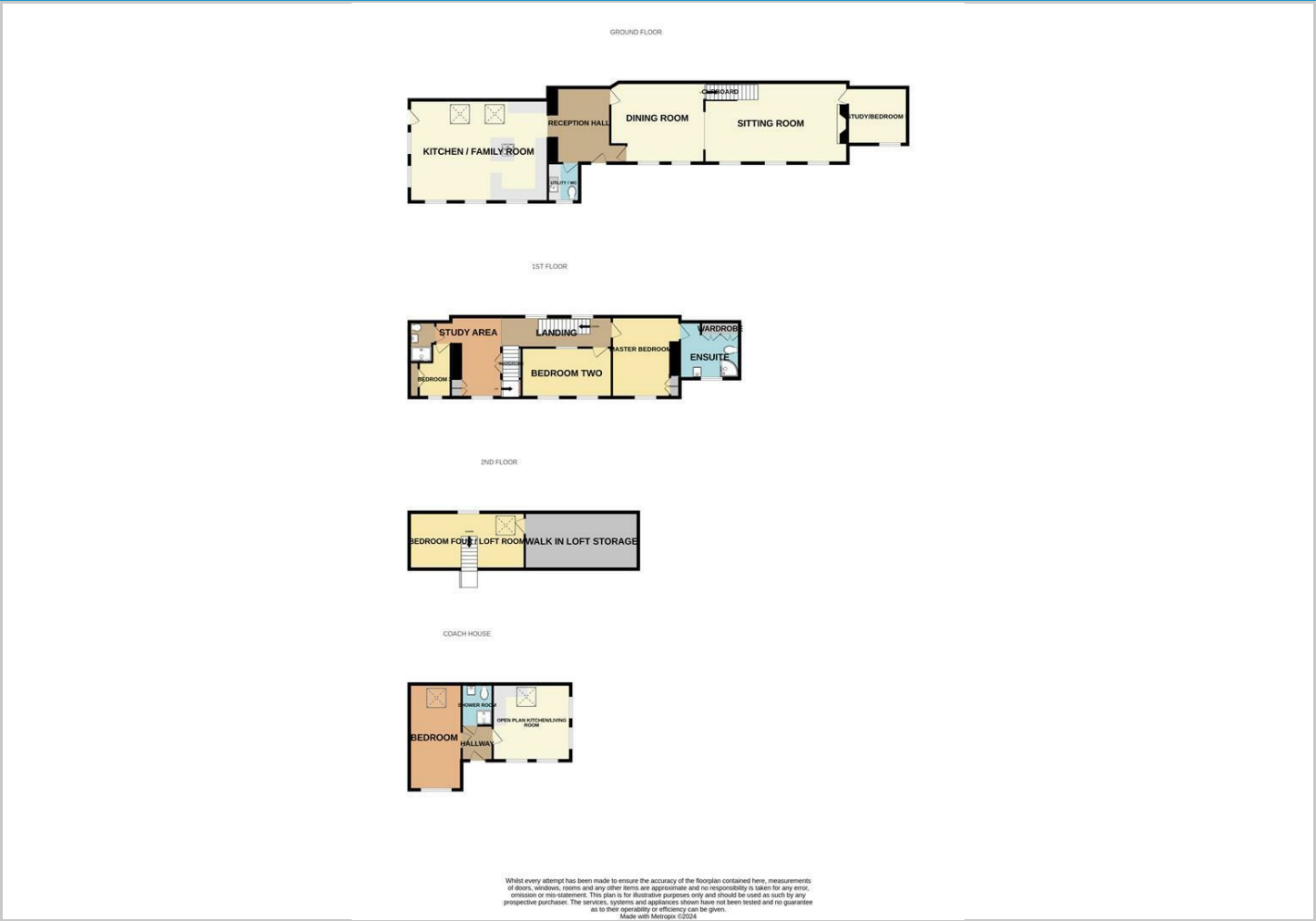
Directions

From Horrabridge village centre, turn left into Graybridge Road, then turn left into Station Road. Continue along this road into Walkhampton Road, where the property can be found on the right hand side.





Floor Plans



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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Location Map



Energy Performance Graph

