



## Forest Lodge

Yelverton, Devon, PL20 6DF

£700,000

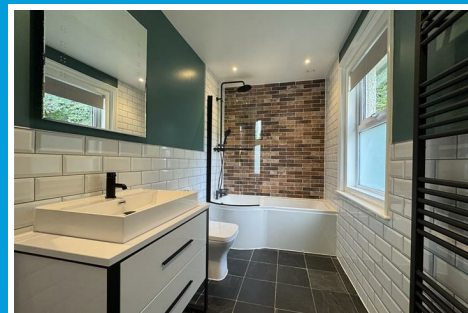




# Forest Lodge

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## FOREST LODGE, YELVERTON, PL20 6DF

### LOCATION

Sitting roughly 10 miles from the naval port of Plymouth is Yelverton, a place of outstanding natural beauty on the edge of open moorland in Dartmoor National Park. This former lodge dating back to 1927 sits roughly 3 miles from the shops & amenities in Yelverton.

### ACCOMMODATION

A covered open porch stands to the fore of the property.

### ENTRANCE

The front door opens into;

### VESTIBULE

5'4" x 3'11" (1.64 x 1.21)

Solid oak flooring. Arch opening into;

### HALLWAY

13'11" x 11'4" max (4.25 x 3.46 max)

Solid oak flooring. uPVC double-glazed window to the side. Storage cupboard housing the Grant Vortex oil fired boiler. Doors opening into lounge, kitchen/diner & the utility room.

### UTILITY/BOOT ROOM

16'6" x 4'11" (5.04 x 1.51)

Matching base & wall mounted units with space for washing machine & tumble dryer. Solid work tops have insets 'Belfast sink' unit with mixer tap. Tiled floor. Alternative front door to the covered porch. uPVC double-glazed window to front & side.

### LOUNGE

15'0" x 14'8" (4.58 x 4.54)

Feature fireplace with a wood mantle, surround, cast iron grate with a slate hearth and shelving on either side. Picture rail. Two uPVC double-glazed window to rear overlooking the garden. Doors into the kitchen/diner & snug. Staircase rising to the first floor landing.

### KITCHEN/DINER

35'5" x 13'8" (10.82 x 4.18)

A fabulous light & airy room overlooking the gardens with a pitched roof. The kitchen area is a hexagonal shape with matching base & wall mounted units with fitted Neff oven, dishwasher & space for a fridge freezer. Pull out wicker style baskets. Roll edge laminate work surfaces have inset sink unit with a waste disposal & Neff 5 ring gas hob & extractor over. There is ample space for a large dining table. Doors lead out to the garden & a raised patio seating area.

### SNUG

17'0" x 9'10" (5.19 x 3.01)

uPVC double-glazed window to front overlooking the courtyard & Dartmoor National Park. The room opens into;

### STUDY

9'11" x 5'3" (3.03 x 1.62)

uPVC double-glazed window & door to the rear.

### INNER HALL

12'8" x 5'1" narrowing to 3'1" (3.88 x 1.55 narrowing to 0.96)

Door into the shower room, guest bedroom & out to the rear garden.

### GUEST BEDROOM

18'0" narrowing to 10'7" x 14'4" narrowing to 11'1" (5.5 narrowing to 3.23 x 4.38 narrowing to 3.65)

An irregular shaped room with a vaulted ceiling. Dual aspect with uPVC windows to rear & to front. Fitted wardrobes with hanging rail & shelving. Electric heater. Fixed ladder to mezzanine area with limited head height & two velux windows.

### SHOWER ROOM

9'5" x 4'3" (2.89 x 1.32)

Modern matching suite of twin shower cubicle, close coupled wc & pedestal wash hand basin. Tiled walls. Tiled floor. Obscured uPVC double-glazed window to front.

### FIRST FLOOR LANDING

uPVC double-glazed window to front. Picture rail. Light tunnel. Doors leading off to the bedrooms & bathroom.



### BEDROOM ONE

12'10" x 10'5" (3.93 x 3.18)

Dual aspect with uPVC double-glazed windows to rear over looking the garden & side. Picture rail. Fitted wardrobes running along one wall. Door into;

### EN-SUITE

12'2" x 5'6" (3.73 x 1.7)

Matching suite of kidney shaped bath with shower over, low level wc & wash hand basin inset into vanity storage cupboards below. Heated towel rail. uPVC double-glazed window to rear.

### BEDROOM TWO

13'11" x 9'10" max (4.25 x 3.02 max)

uPVC double-glazed bay window to front. Picture rail.

### BEDROOM THREE

11'5" x 10'7" (3.48 x 3.24)

Dual aspect room with uPVC double glazed window to front & side. Picture rail.

### SHOWER ROOM

8'0" x 6'7" (2.46 x 2.01)

Modern matching suite of twin shower cubicle, close coupled wc & wash hand basin inset into vanity storage cupboards below. Heated towel rail. Door to airing cupboard housing the hot water cylinder. uPVC double glazed window to side.

### OUTSIDE

The property is approached via open Moorland with the double garage to one side of this fabulous lodge. A timber 5 bar gate & pedestrian gate with stone wall opens into the main front garden area with a recently added open porch area. Hidden behind the garage is a fuel store area with oil tank, wood store & outside tap. A path runs alongside the property & opens out to the beautiful garden mainly laid to lawn with curved borders, filled with plentiful supply of matures shrubs, trees & plants. Two large patio areas overlook the garden which is enclosed & provides a lovely space of approximately 1 acre for children & dogs to enjoy. Vehicular right of way through a gate at the furthest extent of the garden is provided. A wooden summerhouse & garden shed occupy spaces nestled away in the gardens. Woodland owned by the Maristow Estate provides an attractive outlook & privacy on one side of the garden & a conifer hedge on the other side where there is a septic tank & soak away.

### DETACHED DOUBLE GARAGE

16'11" x 16'11" (5.18 x 5.18)

Electric up & over door. Light and power available. uPVC courtesy door to the side.

### COUNCIL TAX

West Devon Council  
Council Tax Band: G

### AGENT'S NOTES

SEPTIC TANK & SOAKAWAY



Road Map



Hybrid Map



Terrain Map



Floor Plan

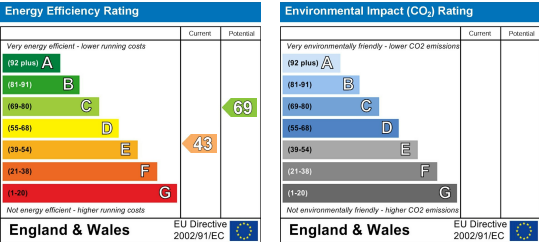


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Viewing

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Energy Efficiency Graph



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