



Swallowfields, Harrowbeer Lane, PL20 6EA

OFFERS IN EXCESS OF £600,000



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Please submit all offer to: louis.lopez@hindheadproperty.com (kindly include a copy of photographic I.D. and proof of funds for anti-money laundering purposes).



PROPERTY DESCRIPTION:

Set against the dramatic backdrop of Dartmoor National Park, Swallowfields is a home that marries country elegance with practical modern living. Approached via a sweeping drive, the property immediately conveys a sense of presence and scale, offering a total parking area of approximately 100.93 sq m (1,086 sq ft). The driveway provides space for several vehicles and is enhanced by a substantial double through and through garage measuring approximately 7.3m x 6.75m (23'11" x 22'2"), complete with electric roller doors, a mechanic's inspection pit, and rear access to a hardstand. For those with a passion for motoring, a campervan, or even a small boat, this is a dream set up seldom found in homes of this kind.

Stepping inside, the generous entrance hall sets the tone for the accommodation within, light filled, airy, and thoughtfully arranged. On the ground floor, two spacious double bedrooms anchor the front of the property, while to the rear a third opens directly onto the garden through elegant French doors. The principal suite is a sanctuary in itself, offering a dressing room and an indulgent four piece en suite bathroom, a space as functional as it is luxurious. Practicality runs throughout this level, with a further shower room, a boot room with side access, and a separate utility room, the sort of details that make countryside living seamless. A charming spiral staircase rises from the heart of the house, lending a sense of character and craftsmanship.

The first floor is devoted to the art of living well. A large sitting room, anchored by a log burner, flows naturally into the dining room, where French doors open to a balcony that runs the full width of the house. From here, panoramic views sweep across the private gardens and out towards the tors of Dartmoor, a vista that changes with the seasons yet never fails to inspire. The kitchen, with its own access to the balcony,



completes a circular flow that makes this level both social and practical. A fourth double bedroom and guest WC provide flexibility, ensuring this floor serves equally well for entertaining or family life.

Beneath the house lies one of Swallowfields' most remarkable secrets, a basement level extending to nearly 900 square feet. Divided into seven separate rooms, including a dedicated wine cellar and a log store, this space mirrors the footprint of the house above and offers unrivalled versatility. Whether for storage, hobbies, or creative reinvention, the possibilities are limited only by imagination.

It is, however, the gardens that truly elevate Swallowfields into something rare. Extending to approximately 0.17 acres, they unfold in a series of distinct yet connected spaces. Directly beyond the French doors of Bedroom Three lies a circular terrace, the perfect stage for summer dining. Wide lawns stretch out on either side, divided by a decorative trellis, with a mature apple tree on one side and a children's play area on the other. To the far end, a raised deck with outdoor fireplace commands magnificent views across the valley, a place to watch the sunset sink behind the moors. Practicality has not been forgotten either, with a well tended allotment complete with raised beds, potting shed, greenhouse, and composting system. Beyond this cultivated heart, slate steps lead down to a wild style paddock garden, connecting the property directly to the wider countryside. Here, the line between home and landscape blurs, the garden seems to melt into the fields and hedgerows beyond, giving a sense of boundless space.

Though the setting is deeply rural, convenience is never far away. Yelverton's village centre lies within easy reach, offering shops, cafés and everyday services, while Yelverton Surgery is less than a mile away. Horrabridge Primary and Nursery School is less



than a mile distant, with Tavistock College just over four miles for secondary education. Plymouth, with its mainline rail services and wider amenities, lies only 10 miles to the south. For the outdoors enthusiast, the delights of Dartmoor are quite literally on the doorstep, with walking, riding and the Route 27 cycle trail accessible within moments of leaving the house.

Swallowfields is not simply a house, it is a lifestyle. It is a place where mornings can begin with coffee on the balcony as the sun lights the moors, where afternoons might be spent in the garden amongst apple blossom or tending to the allotment, and where evenings can be

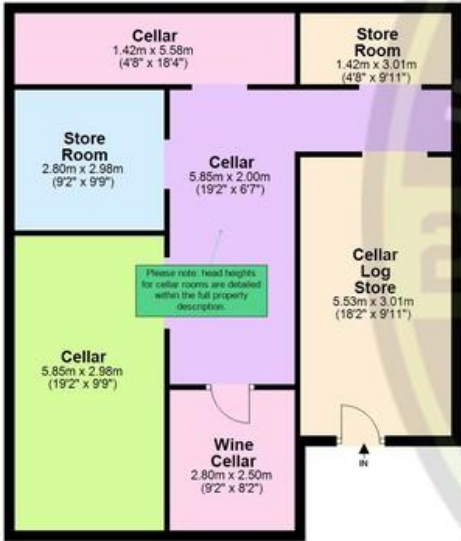


Energy rating and score

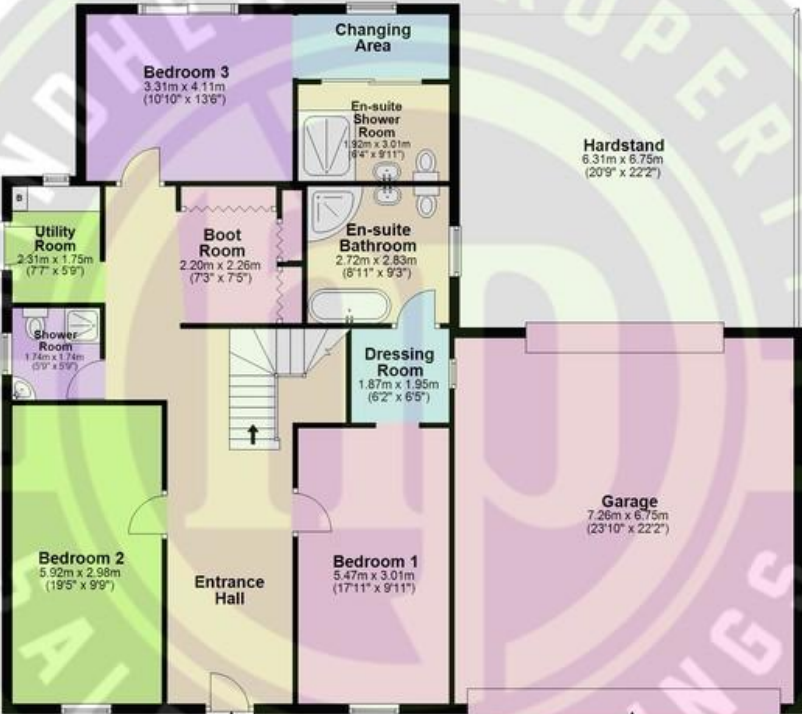
This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Basement
Approx. 83.3 sq. metres (896.8 sq. feet)



Ground Floor
Approx. 163.3 sq. metres (1756.0 sq. feet)



First Floor
Approx. 85.5 sq. metres (919.9 sq. feet)

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