



35 BARONS ROAD

O.I.R.O £457,500

Substantial Four Bedroom Detached House Close to Moors

 4 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating: D (59)

MILLER TOWN & COUNTRY
exp UK



- » Spacious 4 bedroom Detached House
- » Garage/Workshop and Parking
- » Generous Private Gardens
- » Detached Block Summerhouse/Home Office
- » Well Presented Throughout
- » Close to Amenities in Yelverton
- » Easy Access to Plymouth & Tavistock

The Property

Situated at the end of a quiet cul de sac this spacious four bedroom home sits on a good size plot with private rear gardens enjoying a southerly aspect. At the far end is a block built summerhouse which could be used as a home office or gym. There is a large garage workshop and private drive for parking. The house has benefitted from a good degree of updating and modernisation, and is well presented throughout. The windows and doors are double glazed and there is oil fired central heating.



Location

The Village of Dousland situated just outside Dartmoor National Park but within easy access of open moorland and also Burrator reservoir which is popular with walkers and cyclists. The neighbouring village of Yelverton offers a wide range of local amenities including doctors, Co-op super market, primary school and public houses as well as a variety of other local shops and a golf club. The nearby town of Tavistock and the maritime city of Plymouth are both easily accessible by car or bus.

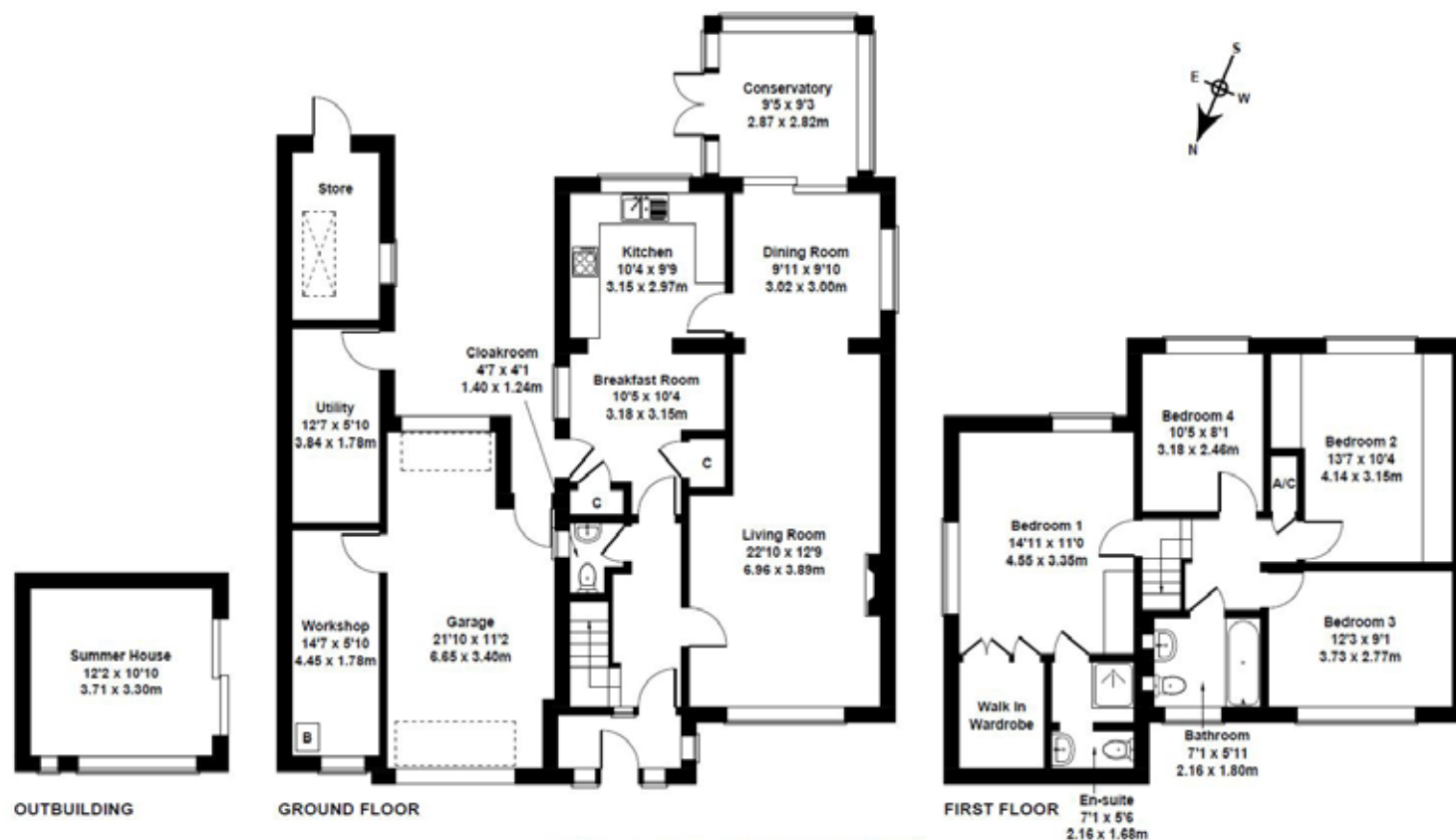


Accommodation

Once through the front door, a porch leads into a roomy hallway off which is a generous sitting room and separate dining room. This in turn leads into a conservatory overlooking the rear gardens. There is a spacious modern kitchen with further breakfast room and cloakroom/WC. On the first floor are four generous bedrooms, the principal bedroom having its own en-suite bathroom. The internal size and flow of the accommodation are very much not as one would expect pulling up to the front of the property and we highly recommend an internal inspection to fully appreciate how much is on offer. There is an attached garage/workshop which has a boiler and to the rear of this, is a separate utility room with plumbing for washing machine and space for tumble dryer, as well as plenty of storage making this a great drying room. A further building serves as a useful store and houses the oil tank.



Approximate Gross Internal Area
2160 sq ft - 201 sq m



Not to Scale. Produced by The Plan Portal 2024
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Ground Floor

Porch 8'3" x 3'6"

Hall 4'5" x 12'0"

Kitchen 10'4" x 9'9"

Living Room 12'9" x 22'10"

Dining Room 9'10" x 9'11"

Conservatory 9'5" x 9'3"

Breakfast Room 10'5" x 10'4"

Cloakroom 4'7" x 4'1"

Utility 5'10" x 12'7"

First Floor

Bedroom 1 11'0" x 14'11"

En-Suite 5'6" x 7'1"

Bedroom 2 13'7" x 10'4"

Bedroom 3 12'3" x 9'1"

Bedroom 4 8'1" x 10'5"

Bathroom 7'1" x 5'11"

Garage 11'2" x 21'10"

Workshop 5'10" x 14'7"

Store

Summer House 12'2" x 10'10"

Services: Mains water, electricity and drainage.
Photovoltaics and oil central heating. Telephone
and Broadband connected.

Council Tax Band: E

Tenure: Freehold





Outside

To the front is an attractive area of garden, with private drive providing off road parking and access to the garage workshop. Around the side of the property leads to a generous rear garden which is mainly lawned with planted beds and borders. There is a Mediterranean style garden to the far end with gravelled areas and selection of trees and shrubs, which provides a quiet space for reflection. Off this area of garden is a block built summer house, which could be utilised for a wide range of alternative such as home office, gymnasium, cinema room, or even a play room for the children. There are several patio and seating areas within the gardens ideal for sitting and or dining out in the best of the spring or summer months.





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