



Hannaford Barton



STAGS

Hannaford Barton

Crapstone, Yelverton, PL20 7PS

Yelverton approx. 1.5miles • Tavistock approx. 6. miles • Approx.
Plymouth 10. miles

A beautifully presented, stylish family home offering generously proportioned accommodation set over three floors. Situated on a generous plot combining attractive gardens, double garage and private, gated driveway with ample parking.

- Detached Executive Style Home
- Beautifully Presented Throughout
- Sitting Room with Log Burner
- Large Kitchen/Diner/Family Room
- Five Double Bedrooms
- Study/6th Bedroom
- High Specification Modern Kitchen
- Double Garage/Utility
- Council Tax Band G - Freehold
- Low Running Costs/Feed in Tariff Solar Panels

Guide Price £850,000

This fabulous home is located in a prime location of 'The Crescent' within the heart of Crapstone – an AONB on the edge of Dartmoor, within easy reach of Yelverton, Tavistock, Derriford Hospital and Plymouth. Yelverton provides a range of local amenities, including a Mini-Supermarket, Local Butchers, Delicatessen, Cafe and Pharmacy, whilst the village also has a GP Surgery, Fuel Station, Post Office and Veterinary Surgery, as well as a Public House. For the sports enthusiast, there are golf, cricket, tennis and bowling clubs. Yelverton offers a high standard of living with a wonderful sense of community. Tavistock is only a short drive away, offering a superb range of shops, schools and facilities, whilst Plymouth is located 10 miles to the south, with extensive shopping facilities and a main line train station and direct three-hour service to London Paddington.

Hannaford Barton is a beautifully presented property which has been built to a high specification, comprising generous entrance hall giving access to a downstairs cloak room, triple aspect sitting room with wood burning stove & stunning kitchen/dining/family room. The modern fitted kitchen is equipped with everything one would expect including dishwasher, double oven, induction hob and warming drawers, with ample space for dining furniture & Sofas. The first floor landing leads to the family bathroom, two double bedrooms (one En-suite) and the Master bedroom suite with a generous, four piece modern En-suite bathroom and dressing. Stairs rise to the second floor with a double bedroom and study/6th bedroom and has useful eaves storage. External benefits include an attractive garden to the side & rear which is mainly laid to lawn with thoughtfully planted borders offering an abundance of mature flowering shrubs, plants and trees. The gated driveway offers ample parking, electric car charging and adjacent double garage with utility.

Services; Mains Gas/Electric/Water/Drainage. Solar Panels. Based on latest data to Ofcom the property has Ultrafast broadband, mobile coverage from EE, Three, Vodafone ,O2 and Starlink.





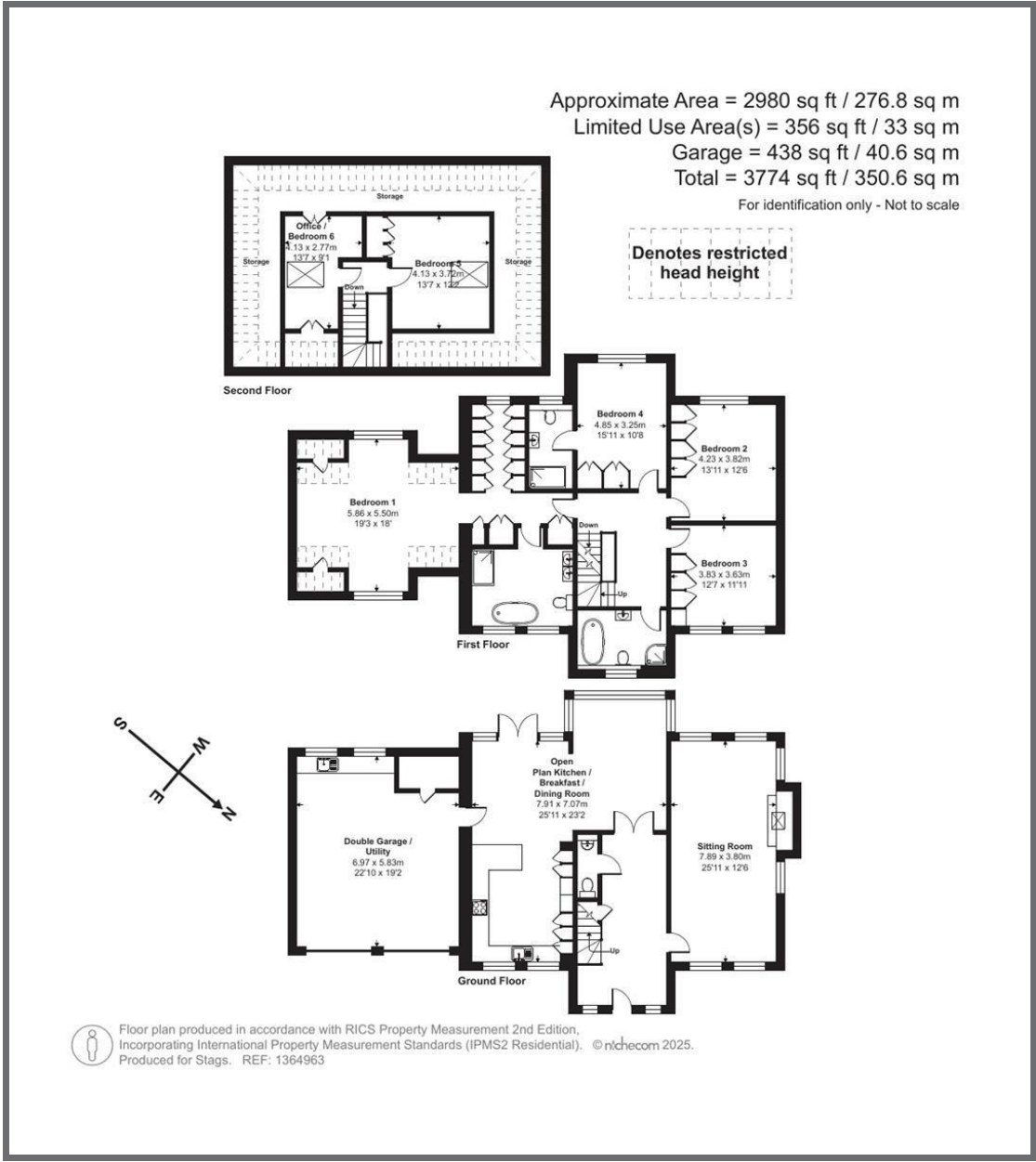
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Plymhouse, 3 Longbridge Road, Plymouth, PL6 8LT

plymouth@stags.co.uk
01752 223933



@StagsProperty

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