



# GRIMSTONE MEWS

Horrabridge, Near Yelverton, Devon





# A STYLISHLY PRESENTED FAMILY HOUSE

In a lovely rural setting on the edge of Dartmoor, with extensive areas of grassland and woodland

## Summary of accommodation

**First Floor:** Sitting room | Kitchen/dining room | Conservatory | Utility room | Study/bedroom with en suite shower room

**Ground Floor:** Principal bedroom/dressing room/bathroom suite | Guest bedroom/shower room suite | Two further bedrooms and bathroom

**Outside:** Integral garage | Outbuilding with carport, workshop and store | Gardens | Extensive areas of grassland and wildflower meadow | Woodland

**In all about 7.5 acres**

**Distances:** Yelverton 2.5 miles, Tavistock 4 miles, Plymouth 12 miles

(All distances are approximate)

**Guide price: £1,000,000**



# SITUATION

Grimstone Mews is about a mile outside the popular village of Horrabridge, on the banks of the beautiful River Walkham, traversed by its historic bridge, on the western edge of Dartmoor National Park, between Tavistock and Yelverton.

In the village are two pubs, a shop and primary school, whilst nearby Yelverton has a parade of shops with mini supermarket, butcher, delicatessen, café and pharmacy. There is also a doctors’ surgery, post office, petrol station and vets’ surgery, in addition to a golf club and cricket, tennis and bowling clubs.

The ancient market and stannary town of Tavistock, about 4 miles away, is the only town in Devon to hold World Heritage status and has an excellent selection of independent shops, restaurants, pubs and cafes as well as a hospital, gym, swimming pool and arts centre. There is a secondary school and private education with Mount Kelly School and preparatory school. There is golf both here and at St Mellions, about 13 miles away, and several National Trust properties nearby, including Lydford Gorge, Buckland Abbey and Cotehele.

Grimstone is near to the open moor, including such local beauty spots as the Walkham Valley and Burrator Reservoir. Dartmoor is renowned for its spectacular scenery with its heather clad moorland, granite tors and wooded valleys bisected by rushing streams and rivers and there are many opportunities on the doorstep for walking, riding, fishing or observing the diverse and abundant wildlife of the National Park.

To the south is the city of Plymouth with train station with mainline connections to London (Paddington) and from where there are ferries to France and Spain.

The glorious south coast of Devon and Cornwall is also within easy reach, with its estuaries, beaches, coves and rocky cliffs, the South West Coast Path and facilities for sailing at Plymouth, with its marinas, the Tamar Estuary and Plymouth Sound and further afield.





# THE PROPERTY

Grimstone Mews occupies a delightful, rural setting, near to Grimstone Manor, and about a mile from Horrabridge, within easy reach of the open moor. It is a stylishly presented family house, faced mainly in stone with some timber cladding.

The entrance drive leads in to the partly cobbled forecourt and parking area in front of the house. The living accommodation is on the first floor and essentially of open plan design, with 31 foot kitchen/dining room with exposed wood boarded flooring and kitchen area with fitted cupboards and island. The sitting room is also over 30 feet with exposed boarded floor and woodburner and, from the kitchen, glazed doors open to the conservatory with glazed doors out to both the gardens and the timber decked terrace which receives plenty of sun.

There is a bedroom/study with en suite shower room on the first floor and principal and guest suites and two further bedrooms and bathroom on the ground floor. The house is also perfectly set up for working from home with good Wifi throughout

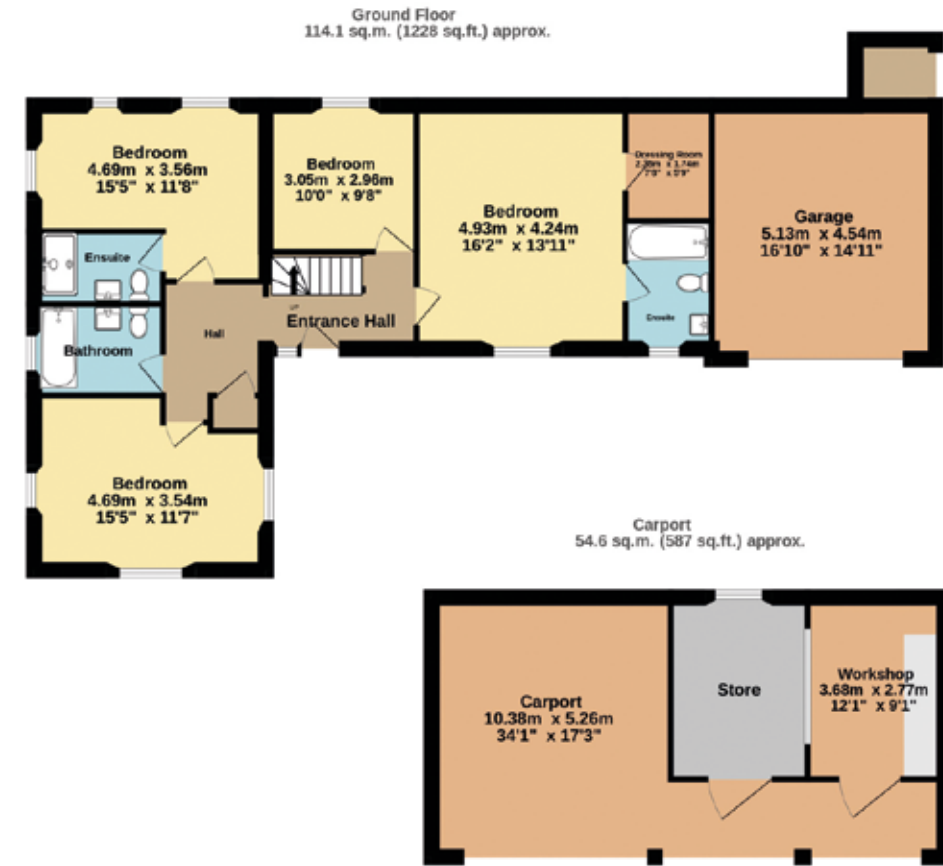








- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Approximate Gross Internal Area  
312.7 sq.m. (3366 sq.ft.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



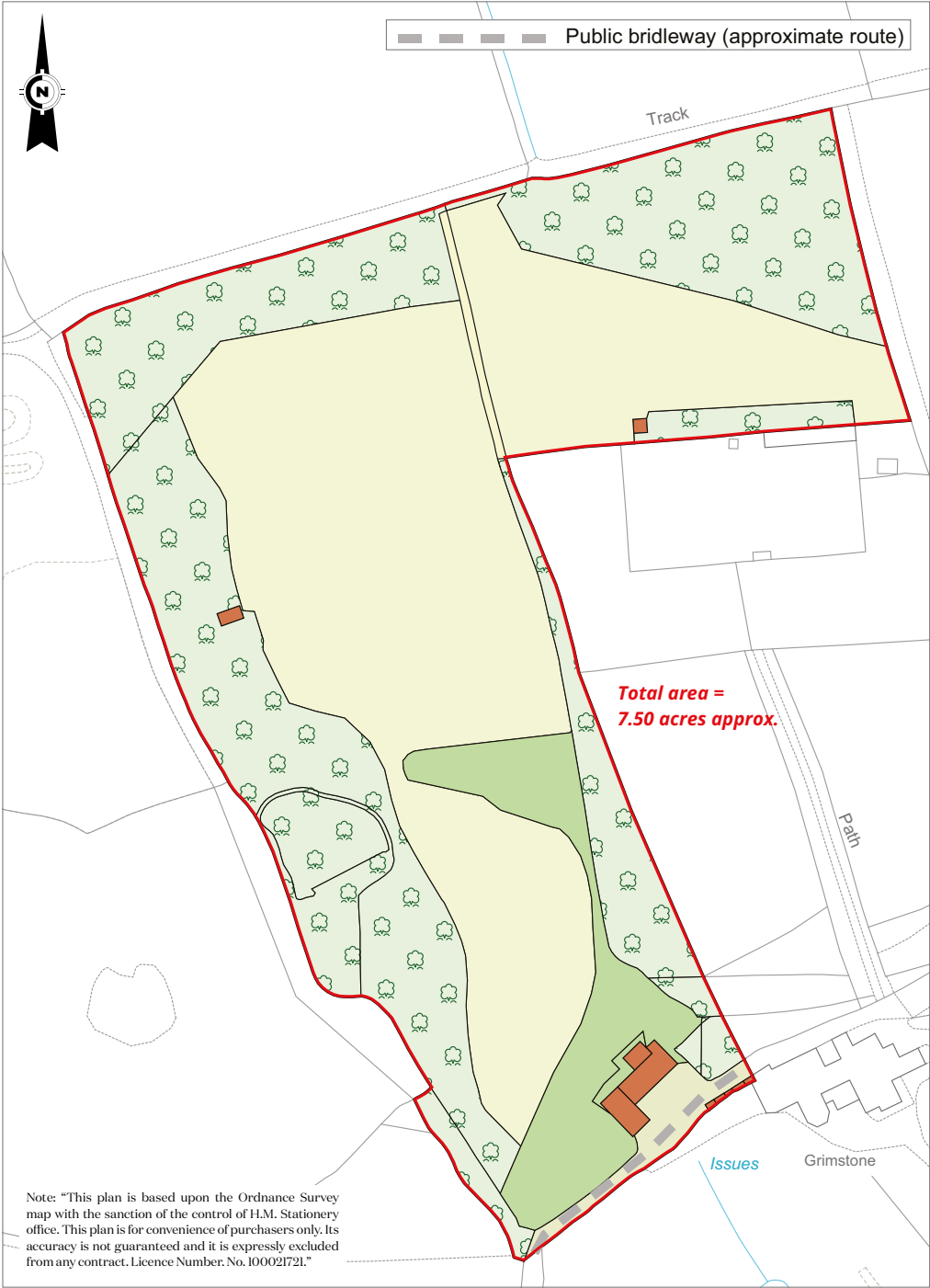




Around the house are superb lawned gardens edged by trees and ornamental shrubs and, beyond, are extensive areas of grassland and a beautiful wildflower meadow with mown pathways, fringed by many mature trees. Adjoining is an area of beautiful mature wild woodland, the whole being an idyllic haven for wildlife and a plethora of wild flora and fauna.







# PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Mains water and electricity. Private drainage. Heating Oil

**Local Authority:** Dartmoor National Park Authority: 01626 832093

**Council Tax:** Band F

**EPC:** D

**Directions:** PL20 7QY

What3words ///binds.cargo.testy

**Mark Proctor**  
01392 423111  
mark.proctor@knightfrank.com

**Knight Frank Exeter**  
19 Southernhay East, Exeter  
EX1 1QD

**knightfrank.co.uk**

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2025. Photographs and videos dated xxxxxx 20XX. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



