



Yellands Gorse











# Yellands Gorse

Chagford, Newton Abbot, Devon, TQ13 8EG

Chagford 2 Miles, Okehampton 13 Miles, Exeter 23 Miles.

A detached bungalow in need of refurbishment, or with conditional permission for a replacement dwelling. Occupying a stunning Dartmoor location and set in approximately 12.6 Acres.

- Stunning Dartmoor Location
- PP For A Larger Replacement Dwelling
- Superb Moorland Views
- No Chain
- Council Tax Band C
- Current Two Bedroom Bungalow
- Stables and Carport
- Approximately 12.6 Acres
- Freehold
- EPC Band E

Guide Price £775,000

## Stags Okehampton

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## The London Office

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020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)





## SITUATION

The property occupies an enviable elevated location set on the southern slope of Meldon Hill about a mile from Chagford. The open moorland is within easy walking distance, offering superb walking, riding and leisure pursuits, together with stunning scenery.

The well known Moorland town of Chagford offers an excellent range of shops, wine merchants, art galleries, restaurants, cafes and inns. As well as excellent leisure and sporting facilities including an open air swimming pool, cricket pitch, tennis and bowling club, together with modern primary school. From the town there is easy access to the A30 dual carriageway and to the Cathedral city of Exeter with its M5 motorway, mainline rail and international air connections.

## DESCRIPTION

Yellands Gorse is set in a stunning, enviable elevated position, offering superb panoramic views from both the house and land over the countryside towards the hills of Dartmoor, taking in Haytor and Fernworthy Forest. Accessed down its own private drive and set within its own gardens and paddocks of 12.6 acres. The property itself consists of a 1930's bungalow, which is in need of considerable updating and improvement. Alternatively the vendors have acquired conditional planning permission for a larger replacement dwelling on the same site under Dartmoor National Park application no 0059/24. Drawings, elevations and floorplans are all available online. The current property is predominantly double glazed with an oil fired Aga to the generous sized kitchen and a cosy woodburner to the sitting room. There are two bedrooms, a bathroom and utility room. Formal gardens surround the property and there is a useful building, offering stabling, storage and a carport. The land is currently split into five paddocks and would be suitable for grazing, equestrian or leisure interests. The land in total extends to approximately 12.6 acres.







## ACCOMMODATION

Via double glazed door to, ENTRANCE PORCH, Windows to side and 1/2 glazed door to KITCHEN/DINING ROOM: Range of country style base/wall cupboards and dresser. Sink and drainer. Oil fired Aga providing cooking facilities, stripped wood floors, window to side aspect, picture rail, access to loft hatch, double glazed bay window to front with moorland views. SITTING ROOM: Stripped wood floors, TV connection, brick fireplace with fitted wood burning stove, shelving to recess, bay window to front with superb views. REAR HALL, window to side aspect, fitted coat hooks, doors to, BEDROOM 1: Double glazed window to side, electric night storage heater. BEDROOM 2: Double glazed window to side, electric night storage heater. BATHROOM: wood panelling to half wall, pedestal wash basin, WC, timber panelled bath, double glazed window to rear. UTILITY ROOM: Base cupboards with inset sink and drainer, fitted shelved unit, airing cupboard with hot water tank, linen shelving and immersion. wall mounted electric heater, plumbing for washing machine, window and stable door to rear.

## OUTSIDE

A five bar gate opens to its own private stoned drive which divides the paddocks and gives you the first glimpse of its superb location with uninterrupted views over the farmland to the hills of Dartmoor. a further five bar gate opens to the gardens and property, at the head of the drive is a parking area for numerous vehicles. Adjacent is a timber STABLE BLOCK/CARPORT: set on a concrete apron with two loose boxes, tack room/garden store and carport. Formal gardens surround the property and consist of lawned areas, interspersed with mature shrubs trees and bushes, again offering glorious views over the valley. A further lawned area sits above the drive. The land is currently divided into 5 paddocks with mature hedgerow and water to two of the fields. The top paddock has a five bar gate opening onto the lane and offers a most panoramic view of this most spectacular setting.

## SERVICES

Mains electric, private water supply (via shared spring with water filtration system), Private drainage (Type, health and compliance with general binding rules is unknown). Purchasers to satisfy themselves with their own inspection.  
Mobile Coverage: EE limited indoors. EE and 3 likely outdoors. 02 and Vodafone limited (Ofcom)  
Broadband Coverage: Standard upto 13Mbps (Ofcom)

## DIRECTIONS

For Sat Nav purposes, the post code is TQ13 8EG.  
what3words cheer.barefoot.encoding

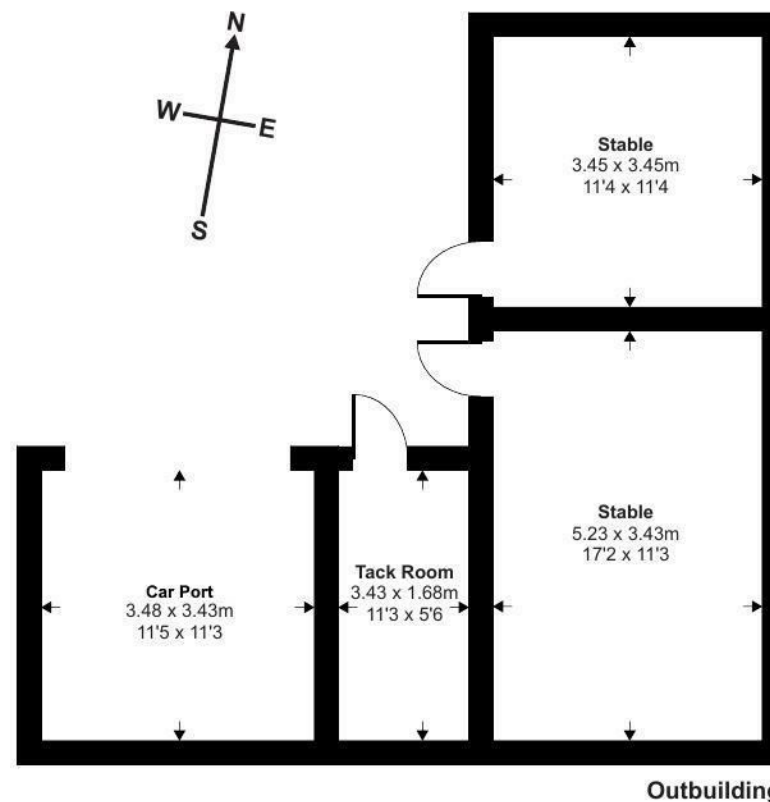
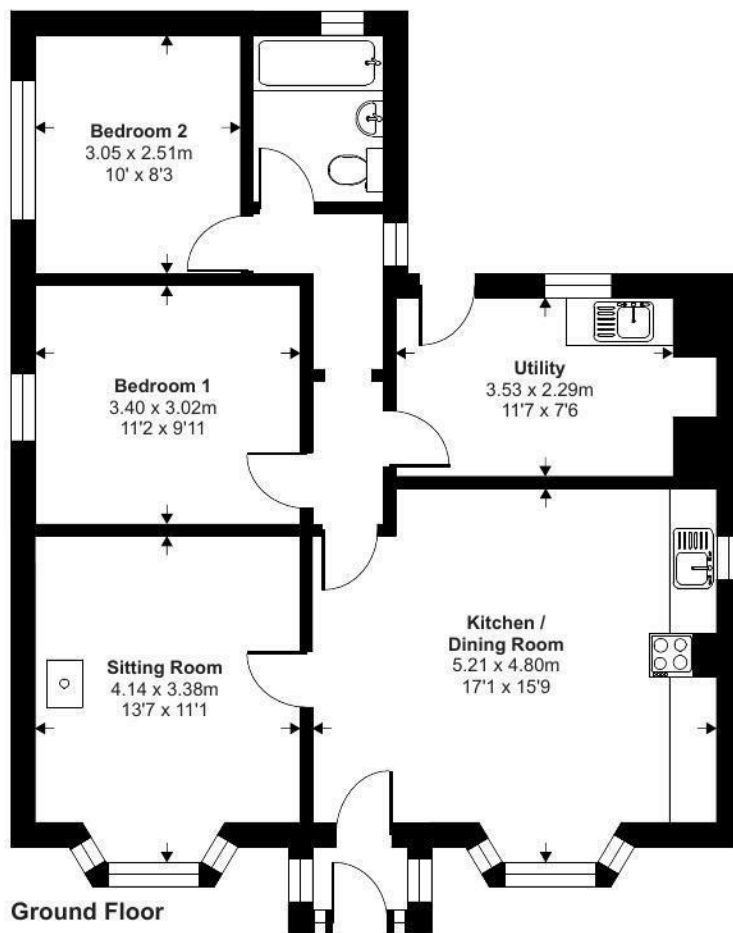


Approximate Area = 811 sq ft / 75.3 sq m

Outbuilding = 549 sq ft / 51 sq m

Total = 1360 sq ft / 126.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Stags. REF: 1282885



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

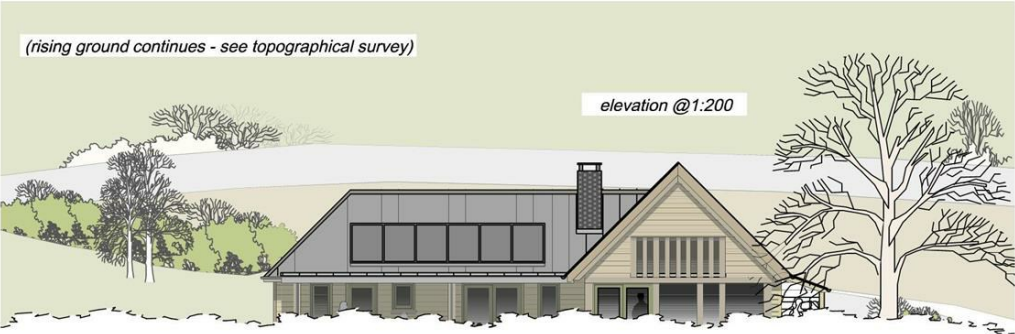
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



on - SOUTH

- 3S
- brick
- der-coated aluminium rafter cappings
- anel - black finish
- l timber cladding
- own
- azed windows & doors
- S

YELLANDS GORSE  
proposed replacement dwelling & garage with



(mature hedgerow at field boundary)



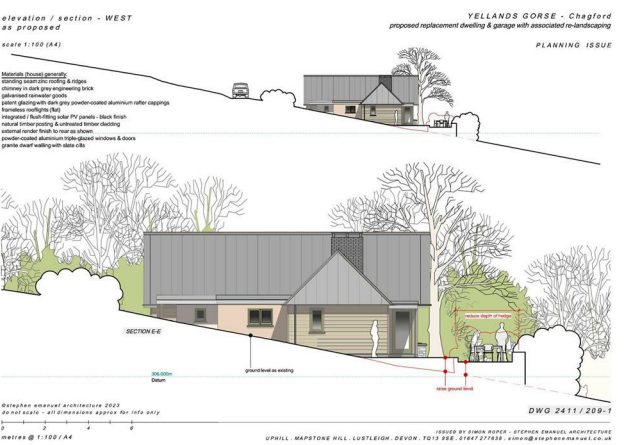
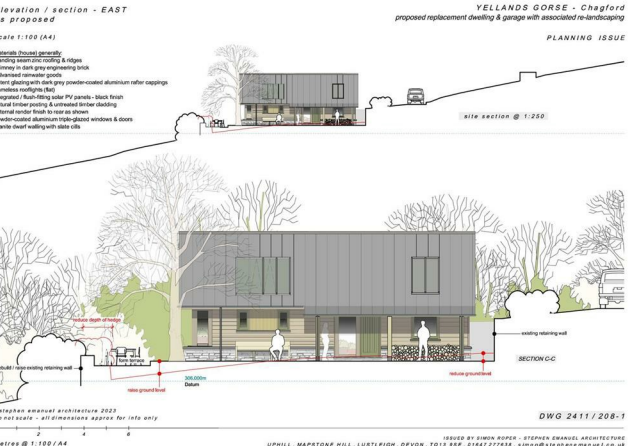
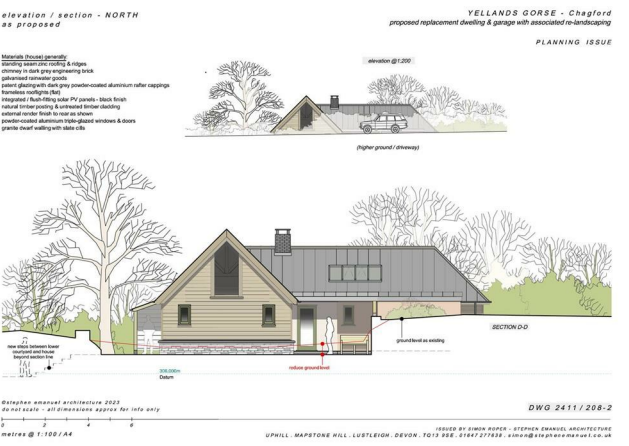
ecture 2023  
ons approx for info only



Rev A - Mar 24 - gable glazing n

DW

ISSUED BY SIMON ROPER - STEPH.  
UPHILL . MAPSTONE HILL . LUSTLEIGH . DEVON . TQ13 9SE . 01647 277638 . simon@





site / landscaping plan  
as proposed

scale 1:200 (A4)

YELLANDS GORSE - Chagford

proposed replacement dwelling & garage with associated re-landscaping

PLANNING ISSUE

sloping garden retained

new retaining wall

driveway re-graded / gradient reduced

new steps

courtyard re-landscaped to  
reduced ground level

proposed replacement garage

new retaining wall

terrace

retaining wall raised / re-built locally



STAGS

Rev B - Jun 24 - garage retaining wall added

Rev A - Feb 24 - additional section lines added

302.5  
DWG 2411 / 207-B

0 4 8 12

metres @ 1:200 / A4

ISSUED BY SIMON ROPER - STEPHEN EMANUEL ARCHITECTURE

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