



D. R. Kivell
COUNTRY PROPERTY

Moorlands
Yelverton, Devon



Moorlands

Peek Hill, Dousland, Yelverton, Devon, PL20 6PD

Yelverton 2 miles · Tavistock 7 miles · Plymouth 12 miles

 4 Bedrooms  4 Reception Rooms  3 Acres

Impressive 4 bedroom, 4 reception room, country house in an outstanding and enviable edge of moor location with stunning far reaching panoramic views. 3 acres of paddocks, mature woodland and landscaped gardens. Superb outriding, walking and cycling.

Moorlands is set on the southern edge of Dartmoor, in a stunning and enviable location within the Dartmoor National Park and enjoys spectacular, panoramic countryside views. Yelverton, 1.6 miles southwest offers day to day facilities with individual shops, supermarket, post office, doctors and dentists. Tavistock is 7 miles to the north and has a wide range of individual shops, supermarkets, health, education and recreation facilities. Plymouth is 11 miles to the south where there is a comprehensive range of shopping & leisure facilities, grammar schools and a main line rail station.

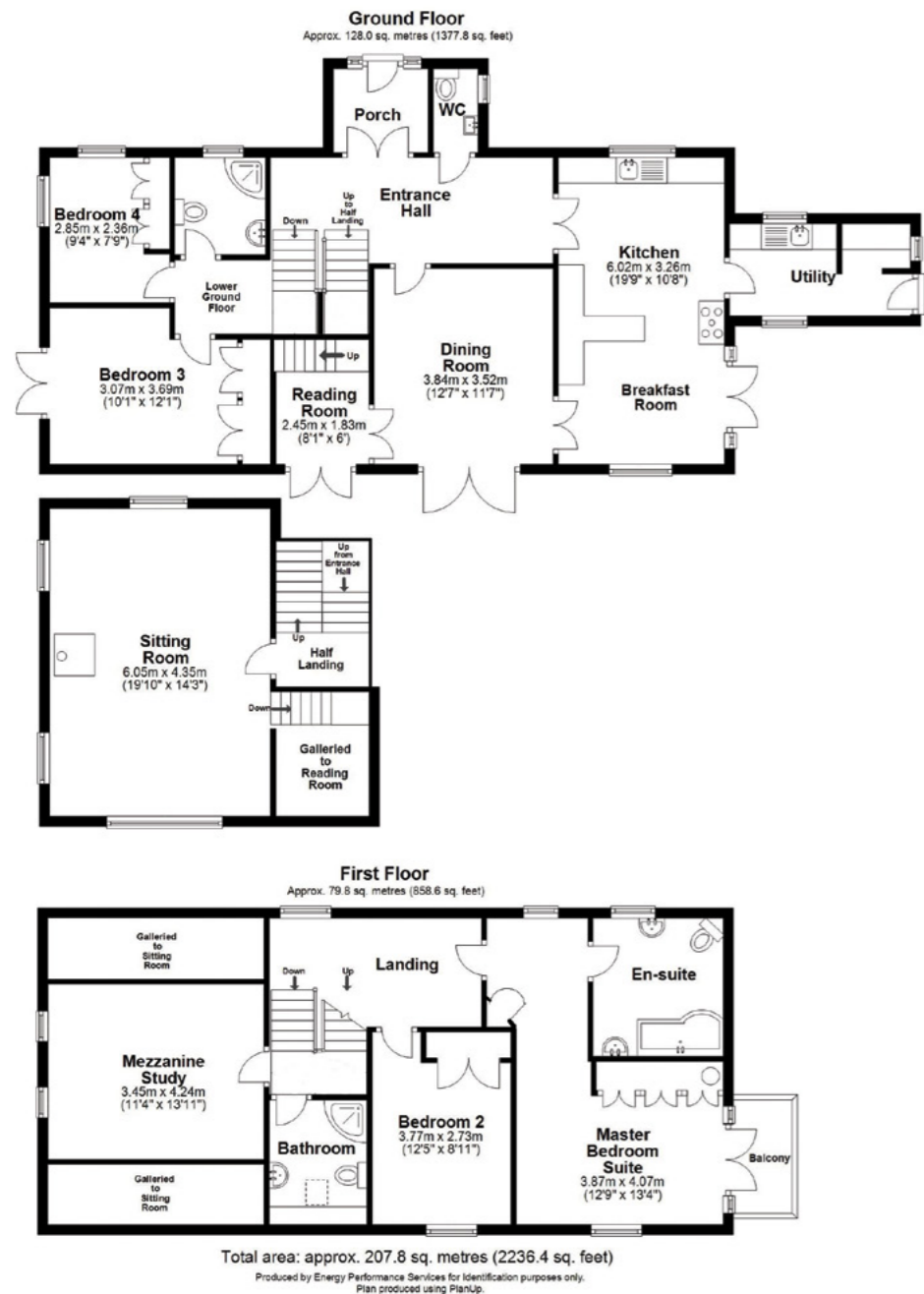
Moorlands has a fine and most impressive 4 bedroom country house set within lawned and landscaped gardens, 1.6 acres of paddocks and a mature wood. Set in a stunning position with far reaching panoramic views and it is only a short walk to the open moorland to enjoy walking, cycling and horse riding.

The house is immaculately presented providing comfortable and spacious family living. The accommodation is finished to a high standard and benefits from oil fired central heating, uPVC double glazed windows and doors briefly comprising: Entrance Hall; Decorative tiled floor, French doors open to: Inner hall; Cloakroom; tiled floor, wash hand basin, w/c and heated towel rail. Kitchen / breakfast room; a triple aspect room with windows to the front, side and rear enjoying spectacular far reaching views over the land, moors and rolling countryside beyond. Fitted wall and base units under Quartz worksurfaces, inset Butler's sink with Fohen three way tap with a filtered supply of boiling, cold and hot water. French doors open onto the patio at the side and internal French doors open to the dining room, tiled floor, space for electric range cooker, Stoves extractor hood above and beamed ceiling. Utility / boot room; a triple aspect room, windows to the front and rear and door to the side, tiled floor, part tiled walls and fitted wall and base units, inset stainless steel sink and drainer, oil fired Worcester boiler, space for washing machine, incorporating a utility storage space with built in wall and base unit, space for tumble dryer. Dining room; Wooden block flooring, beamed ceiling, French doors opening onto the timber decking enjoying the stunning far reaching views. French doors from the dining room open to the reading room; stairs leading up to the sitting room, French doors to the decking to the rear. Lower Ground Floor: Inner hall; doors lead to, bedroom 3; built in wardrobes, French doors enjoying far reaching countryside

views open onto the patio at the side of the house. Bedroom 4; a dual aspect room overlooking the front, side patio and land, built in wardrobes. Shower room; corner shower, wash handbasin, w/c, tiled floor, heated towel rail. On the first floor: Sitting room; a triple aspect room enjoying the stunning far reaching views, wooden block flooring, cut stone fireplace with wood burner on a slate hearth, beamed ceiling, window to the front. Bedroom 2; built in wardrobes, window to the rear. Master bedroom suite; a triple aspect room with windows to the front and rear and French doors open onto the balcony at the side of the house, built in wardrobes, En suite; P-shaped whirlpool bath, shower above with enclosure, two wash handbasins, w/c, heated towel rail, tiled floor and walls. Stairs lead up to; Mezzanine study / sitting room; vaulted beam ceiling, windows to the side, galleried wrought iron balustrades to either side overlooking the sitting room. Shower room; fitted low level cupboards, corner shower, w/c, wash handbasin, Velux window enjoying stunning far reaching views.







Gardens

From the road an automatic electric gate opens onto a short length of shared driveway and a further electric gate opens leads to the private gravel drive through the mature woodland. The drive opens onto a gravel parking area, with a circular stone-faced raised bed at the front of the house and the two garages. At the side and rear of the house are lawned gardens with flowerbed borders, stocked and interspersed with a variety of flowering and evergreen shrubs. At either side of the house are large paved patio areas and at the rear is a large raised timber deck terrace ideal for alfresco dining, which takes full advantage of the far reaching views. At the side of the garages is lawned orchard of Apple, Pear and Cherry trees.

Buildings

Double Garage: 5.78m x 5.51m (18'11" x 18'0")

Twin electric, remote control roller doors to the front

Door leads to:

Pump Room: 3.00m x 2.84m (9'10" x 9'3")

Storage area with built in cupboards, private water supply system, UV and particle filters, expansion tank.

Store Room: 3.06m x 2.83m (10'0" x 9'3")

Pedestrian door to the side

Garage / Store: 5.53m x 3.14m (18'1" x 10'3")

Double doors to the side, pedestrian door to the front

Opening to:

Workshop / Store Room: 3.15m x 1.89m (10'4" x 6'2")

Pedestrian door to the side

At the rear is a lean to:

Log Store: 2.34m x 1.70m (7'8" x 5'6")

Adjoining:

Log / Mower Store: 5.15m x 1.73m (16'10" x 5'8")

Enclosed Chicken Run: 5.13m x 4.00m (16'9" x 13'1")

Timber Shed / Store: 1.76m x 2.37m (5'9" x 7'9")





The Land

The gently sloping land of approximately 1.6 acres is divided into two easily managed paddocks, enclosed within post and rail / post and wire fencing, water troughs fed from the borehole. **Field Shelter:** 3.68m x 2.99m (12'0" x 9'9")

Tenure

Freehold with vacant possession on completion

Services

Water	Private Borehole
Drainage	Private Septic Tank
Electricity	Mains
Heating	Oil Fired Central Heating
Telephone & Broadband	VOIP telephone / Starlink Broadband
Council Tax Band	Band G
EPC	D62

Local Authorities

Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon TQ13 9JQ. Tel: 01626 832093

West Devon Borough Council, Kilworthy Park, Tavistock, Devon, PL19 0BZ. Tel: 01822 813600

Viewing Arrangements

Strictly by appointment with D. R. Kivell Country Property 01822 810810. All viewings are to be accompanied without exception.

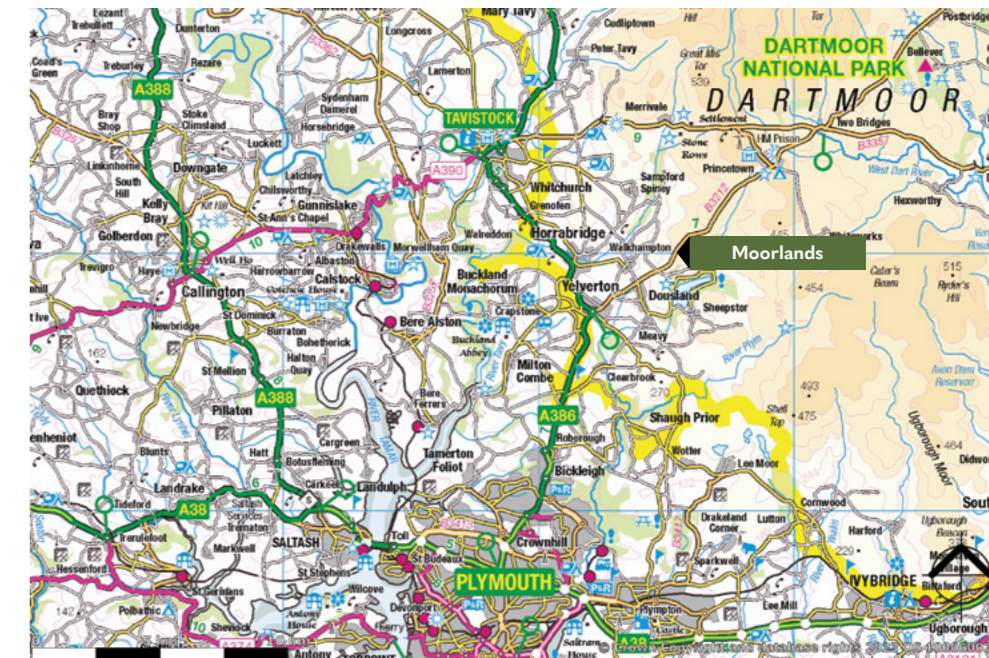
Directions

From Yelverton roundabout take the B3212 onto Dousland Road signposted to Princetown. Pass through Dousland and after approximately 1 mile, passing under the cycle route bridge, proceed up Peek Hill for a short distance and the entrance to Moorlands will be found on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Agent's Notes

All figures, measurements, floorplans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. None of the services or appliances, plumbing, heating, or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and way leaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.



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