

An aerial photograph of a property in Bere Alston, Devon. In the foreground, a large green lawn is dotted with several conical evergreen trees and smaller shrubs. A well-manicured hedge runs across the middle ground, separating the lawn from a two-story house. The house has a light-colored exterior, a dark tiled roof, and a small dormer window. To the right of the house, there is a paved area and a wooden gate. The background features rolling green hills, fields, and distant hills under a bright blue sky with scattered white clouds.

D. R. Kivell
COUNTRY PROPERTY

Dol-Coed

Bere Alston, Devon



Dol-Coed Bere Alston

Yelverton, Devon, PL20 7DZ

Tavistock 5 miles Yelverton 5 miles Plymouth 12 miles



3+2 Bedrooms



2+1 Reception Rooms



1+1 Bathrooms



EPC C71



2 Acres

Well presented, spacious 3 bedroom, 2 reception bungalow and a 2 bedroom annexe static caravan in a popular edge of village location. 2 acres lawned gardens and paddock. Workshop / storage building and garage. Far reaching countryside views. No onward chain.

Dol-coed is situated on the periphery of Bere Alston village which is located on the edge of the Tamar Valley an area of natural outstanding beauty. Bere Alston offers a Village store, bakery, butchers, medical centre and train station which connects to Plymouth and in turn London. The popular ancient stannary town of Tavistock lies approximately 5 miles northeast boasts an excellent selection of individual shops, supermarkets, restaurants, public houses and other local amenities, as well as both state and excellent private education.



The Accommodation

The spacious and well presented accommodation benefits from mains gas fired central heating and double glazing and briefly comprises; Entrance Hall, fitted cupboards. Sitting Room; a dual aspect room with far reaching views over the surrounding countryside to the rolling hills of Cornwall beyond, woodburning stove, patio door opens to the garden. Kitchen; fitted wall and base unit under granite effect roll top worksurfaces, stainless steel sink and drainer, inset Neff induction hob with extractor above, built in double oven and grill, inset dishwasher and fridge freezer, window to the rear overlooking the garden / small paddock. Dining room; fitted wall units and cupboards, window to the side overlooking the garden. Rear Entrance Boot Room; tiled floor, window to the rear. Cloakroom; tiled floor, w/c, wash basin, space and plumbing for the washing machine. Family Bathroom; wash basin, bath, w/c, bidet, shower enclosure, part tiled walls, Vaillant gas fired boiler. Bedroom 1; a dual aspect room overlooking the garden, fitted wardrobe storage above. Bedroom 3; window to the front with views to Cornwall, fitted wardrobe with storage above. Bedroom 2; window to the front with far reaching panoramic views over the surrounding countryside to Cornwall beyond.



Annexe Static Caravan

The static caravan is spacious and well-presented, currently used by family members as annexe accommodation to the main dwelling, briefly comprising; Living Room: 3.42m x 3.61m (11'2" x 11'10") a triple aspect room with views overlooking the gardens, inset gas fire. Kitchen / Dining Room area; 3.64m x 2.68m max (11'11" x 8'9" max) fitted kitchen, base units under black granite effect roll top worksurfaces, stainless steel sink/drainers, gas cooker with extractor hood above. Bedroom 1: 3.64m x 3.59m (11'11" x 11'9") window to the side, fitted wardrobe, dressing table and cupboards. Cloakroom; w/c and wash basin. Bedroom 2; 2.50m x 1.74m (8'2" x 5'8") fitted wardrobes and storage cupboards, window to the side. Shower room: 2.05m x 1.05m (6'8" x 3'5") shower enclosure, wash basin and w/c.

Outside

From the road a gated entrance opens onto a tarmacadam entrance drive which leads to the rear parking area and garage. Bordering the drive is a large, gravelled area which leads to the front of the bungalow with lawned garden and well stocked flowerbed borders and enjoying far reaching views over the surrounding countryside to Cornwall beyond. At the side of the bungalow is a large lawned garden interspersed with a variety of trees and flowering shrubs, flowerbed borders and a large fish pond. From the rear parking a gate opens onto a large, enclosed level lawn garden interspersed with a variety of trees and shrubs and enclosed within traditional Devon bank hedging. There is a large level area of grassland, partly planted with an established orchard, various varieties of Apple trees, vegetable beds, two aluminium framed greenhouses and area with potential for a small paddock.



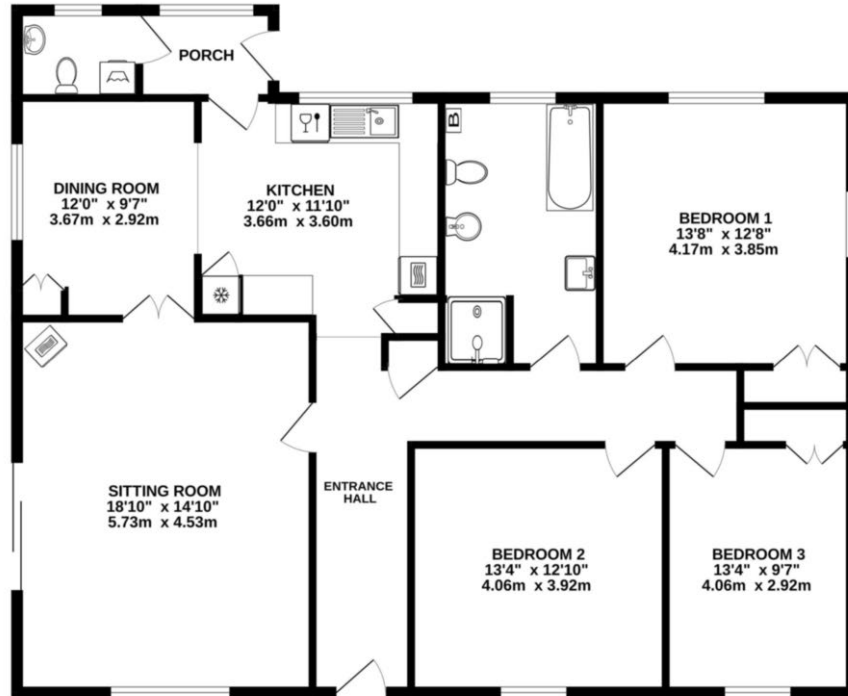
Storage Building: 2.26m x 2.30m (7'4" x 7'6")

Garage and Store: 6.38m x 5.10m (20'11" x 16'8")
Up and over and pedestrian access door to the front.

General Purpose / Machinery Store: 6.70m x 5.41m (21'11" x 17'8")

Workshop/ General Purpose Store: 40ft x 40ft (12.19m x 12.19m)

GROUND FLOOR
1485 sq.ft. (138.0 sq.m.) approx.



DOL-COED
TOTAL FLOOR AREA: 1485sq.ft. (138.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Services & Information
Water – Mains
Drainage – Private
Electricity – Mains
Gas - Mains
Heating – Gas Central - Woodburning Stove
Telephone & Broadband – OpenReach connection checker.ofcom.org.uk
Mobile Availability - checker.ofcom.org.uk
Council Tax Band - D
EPC – C71
Construction – Cavity wall

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

Tenure
The property is offered for sale freehold with vacant possession on completion.

Viewing Arrangements
Strictly by appointment with D. R. Kivell Country Property 01822 810810.

Directions
From Tavistock take the A390 towards Callington. Proceed for approximately two miles to Gulworthy taking the B3257 to Bere Alston. Continue for approximately 4 miles and just before entering Bere Alston the entrance to the property is on the left.

What3words Location Finder
///design.deflated.fill

Agent's Notes
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. All figures, measurements, floor plans 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. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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