



A modern "Green Oak" Framed detached house with large garden, double garage and plenty of parking

Ferndown, Foxglove End, Crapstone, Yelverton PL20 7NY

4 Bedrooms 3 Bathrooms 3 Receptions + Large Kitchen Diner with AGA - Guide Price £800,000 ono F/H

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Ferndown, Crapstone, Yelverton Devon PL20 7NY

Guide Price £800,000

Impressive Detached Modern Oak Framed House at the end of a private road enjoying uninterrupted views over the Tamar Valley to Bodmin Moor

- » Superb Oak Framed Modern House
- » Spacious Four Bedroom Accommodation
- » Extensive Gardens and Parking
- » Detached Double Garage with Studio Over

The Property

This impressive and well-appointed detached modern oak framed house has been in the current ownership since new and has been a fabulous family home. It was built to a very high standard and is situated at the end of a small select private cul-de-sac, ensuring privacy. The four-bedroom executive home has generous room sizes, a detached double garage with studio over and extensive private gardens to the rear with spectacular and far-reaching countryside views. The house was built with a green oak frame, and there are oak double glazed windows and beautiful stained glass panels included around the home. The underfloor heating and a good degree of insulation makes the home very comfortable and efficient.

Location

The property is ideally located on the fringe of Dartmoor National Park offering stunning country walks and outriding, just a short distance from the bustling village of Yelverton offering a wide range of local amenities and an easy drive from both the historic town of Tavistock and the nearby city of Plymouth.

Nearby Buckland Monachorum has a popular Primary school and is also the home to The Drake Manor Public House offering a quintessential two bar village establishment, with a popular restaurant and beer garden



- » Stunning Rural Views to Bodmin Moor
- » Easy Access to Plymouth , A38 & A30
- » Nearby Yelverton Shops & Golf Club
- » Quiet location at end of Private Road

Accommodation

The spacious entrance hall is welcoming with a large turning oak staircase rising to a galleried landing with impressive stain glass window. On the ground floor are three generous reception rooms and a well-proportioned kitchen/breakfast room along with a utility room and WC. The principle living room and dining room enjoy views over the gardens and surrounding countryside. The third reception room is currently utilised as a large study by the current owners. The kitchen/ breakfast room is a most spacious modern and well equipped room with excellent natural light and has a gas fired Aga. Adjoining this is the useful utility room with plumbing for washing machine and space for a tumble dryer. On the first floor are four generous double bedrooms, two with en-suites and a further family bathroom. The two bedrooms to the rear have stunning, far reaching the views over the surrounding countryside to Bodmin Moor.

Outside the gardens are mainly laid to lawn with an area separated away where the vendors keep there chickens and ducks with a few fruit trees. The garden is a very good size being a double plot and has a rear gate opening out to the Lady Seaton playing field home to Buckland Monachorum Cricket Club.

Ferndown, Crapstone, Yelverton Devon PL20 7NY—Viewing highly recommended

Accommodation

Ground Floor

Vestibule 2.10m x 1.75m

Reception Hall 4.49m x 2.74m

Kitchen/Breakfast Room 4.56m x 5.02m

Study 3.66m x 3.48m

Living Room 5.20m x 3.88m

Dining Room 5.20m x 3.40m

Cloakroom / WC 7'3" x 4'11"

Utility Room 2.10m x 2.20m

First Floor

Bedroom One 4.37m x 4.73m En-suite 1

Bedroom Two 3.60m x 3.62m Ensuite 2

Bedroom Three 5.17m x 3.70m

Bedroom Four 5.17m x 3.57m

Family Bathroom

Services: Mains electric, water, drainage and gas. Telephone and Broadband are connected.

Recent new Worcester condenser boiler fitted

Council Tax Band: G

Local Authority: West Devon Borough Council

EPC Rating: B

Agent's Note 1: The private road is held freehold by the management company Foxglove End Management Co Ltd. The owners of Ferndown have 1/5th share of this company, the remainder is held by the other four properties in the cul-de-sac. All upkeep on shared pay as you go basis

Agents Note 2: Waycotts Estate Agents

Under Section 21 of the 1979 Estate Agents Act, declare one of the vendors is a connected party.

Viewing by appointment only please

WAYCOTTS Chartered Surveyors

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Just Three Words = Mimic.Match.Convincs



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Ground Floor

First Floor

