



Dostabrook







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Whitchurch Road, Horrabridge, Devon, PL20 7TT

Village Amenities 300 yards • Open Moorland (Plaster Down) 1.6 miles • Yelverton Parade 2 miles • Tavistock Town Centre 3.5 miles • Plymouth City Centre 11.5 miles • Exeter (via A386) 43.5 miles

A hugely impressive and substantial, non-listed period home with a separate cottage and original outbuildings, including a coach house, occupying beautiful, mature gardens and with a 2.3-acre paddock. 2.916 acres in all.

- A Very Fine, Unlisted Period Home
- Classical Proportions and Character
- Separate Cottage and Outbuildings
- Paddock of 2.3 Acres, Outriding Nearby
- Freehold
- 5 Bedrooms, 3 Receptions
- Beautiful, Mature Gardens on all Sides
- Potential for Annexe/Holiday Let
- Close to Amenities and Open Moorland
- Council Tax Band: F

Guide Price £950,000

## Stags Tavistock

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## SITUATION

This superb character residence is situated near the edge of the village of Horrabridge which lies within the Dartmoor National Park in West Devon. The open moorland of Plaster Down (1.5 miles to the North) is accessible from the house, providing opportunities for walking, cycling or riding.

Horrabridge, which has access to the National Cycle route 27, has several shops including a food store and Post Office, two Pubs, a playground and a popular Primary school. The village has a vibrant community with football teams for all ages, walking and cycling groups, and badminton, pickle ball and table tennis clubs.

Plymouth is within easy reach, making Derriford Hospital and the city's schools (private, Grammar and state) a commutable distance by bus, car or bicycle. The nearby village of Yelverton (2 miles) and the thriving town of Tavistock (3.5 miles) offer a wider range of shops and amenities and both have GP and Veterinary Surgeries. Golf, cricket, tennis and bowling clubs are found in both settlements. Tavistock is a hugely popular market town forming part of a designated World Heritage Site. It has the much sort after private and independent school, Mount Kelly.

## DESCRIPTION

This hugely impressive, non-listed period home has origins, we understand, dating to the early 19th Century, and has been a cherished family home to our clients for almost half a century. With some neo-classical design influence, and traditional character and proportions, the house has retained some wonderful detailing and features to include ceiling coving and ornate plasterwork, numerous fireplaces, picture rails, panelled walls, shuttered sash windows, decorative architraves, high skirting, and even the original butler bells remain in situ. The house occupies a private and sheltered plot in excess of half an acre, comprising mature formal and kitchen gardens which also contain a two-storey cottage and coach house, providing an annexe or income potential. Additionally, an attached paddock of 2.32 acres should appeal to those with equestrian interests, with moorland outriding within easy reach. In total, this incredibly special home extends to 2.916 acres.

## THE HOUSE

The ground-floor accommodation is briefly comprised as follows; a entrance vestibule with slate flooring; a bright and welcoming hallway; a sizeable, elegant sitting room with shuttered sash windows overlooking the front garden and a marble fireplace on a slate hearth; a dedicated dining room with a cast iron fireplace and logburner set into a marble surround; a dedicated study, featuring its own log burning stove; a useful cloakroom; a large, dual-aspect kitchen/dining room; a separate utility, and; a rear porch/boot room.

Notably, the kitchen is equipped with an excellent range of traditional cupboards and cabinets with black granite and solid timber worktops, plus a sizable island, a pantry cupboard, and an Aga range cooker. Integrated appliances include a Bosch dishwasher and Creda built-in oven.





Stairs descend from a side hallway down to a good-sized cellar, which is comprised of one large room and three ancillary spaces, all with original slate flooring, power and lighting.

Off the split, galleried first-floor landing are a total of five bedrooms, including four good-sized doubles, and two bathrooms and a separate WC. One of the bathrooms is ensuite to a large front facing double bedroom. It has a door which opens onto the back corridor. The four double bedrooms all have fitted wardrobe space, three have feature fireplaces, and two have fitted basins, whilst the fifth bedroom could be a dressing room, study or hobbies room, subject to any necessary consents or approvals.

### GARDENS, LAND AND OUTBUILDINGS

The house sits within beautiful, formal front and side gardens planted with an array of colourful flowering plants and mature shrubs. To the rear of the house is an elevated kitchen garden which includes a 6'x8' greenhouse and a stone and brick potting shed.

Adjacent to the house, the cottage is arranged with a kitchen/breakfast room on the ground floor, plus two further rooms and a shower room on the first floor. The coach house has previously been used for stabling and could provide up to three loose boxes with a large hay loft running the length of the first floor.

Behind the house is a more naturalised garden area enclosed by stone walling, beyond which is the enclosed paddock, amounting to approximately 2.32 acres, with a gentle brook running along the northern boundary and there is a tractor shed near one field gate and a dilapidated field shelter near the higher gate.

### SERVICES

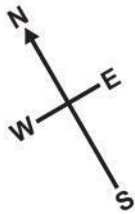
All mains services are connected. Gas central heating in the house and night storage heating in the cottage. Solar Thermal roof panels supplement the hot water. We understand that the property has the right to pump water from the brook, which our client uses for gardening. Ultrafast broadband is available, and mobile voice/data services are available through all four major providers. (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

### AGENT'S NOTES

1. The brook from which the property derives its name runs along the site's northwestern boundary and within the boundary alongside the cottage. The Environment Agency Flood Risk Summary describes the house as having a Very Low risk of flooding.
2. The property is located in an area well-known for its historic metalliferous mining activity. No workings or features are known to exist within close proximity of the property.

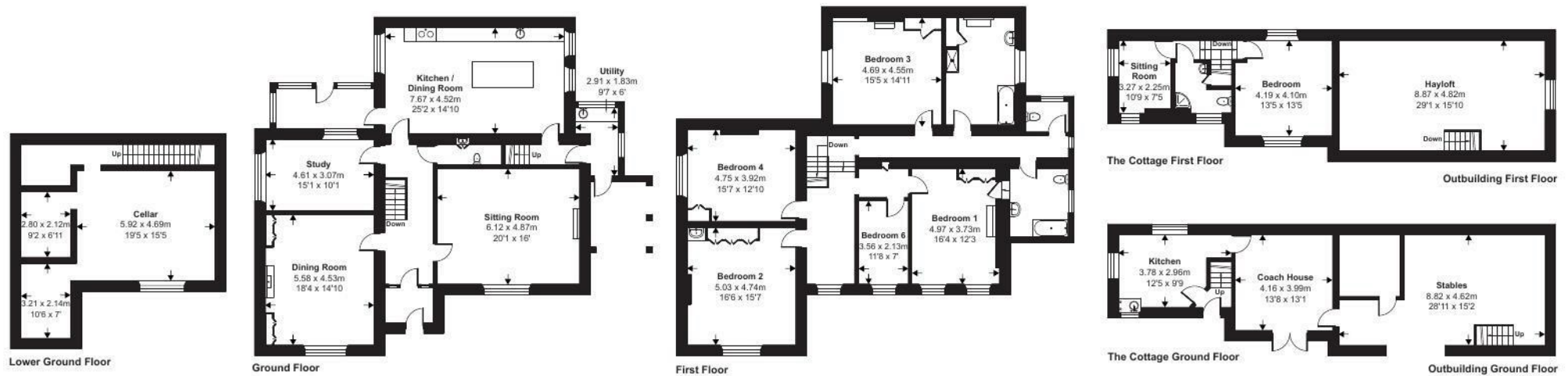
### VIEWINGS AND DIRECTIONS

Viewings are strictly by appointment with Stags. The what3words reference is [///wolves.partner.stag](https://www.what3words.com/?w3w=///wolves.partner.stag). For detailed directions, please contact the office.



Approximate Area = 3864 sq ft / 358.9 sq m  
 The Cottage / Outbuilding = 1621 sq ft / 150.6 sq m  
 Total = 5485 sq ft / 509.5 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). © nichecom 2025. Produced for Stags. REF: 1278240



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 |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>79</b> |
| (55-68) <b>D</b>                            | <b>55</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |





**STAGS**