

Pencroft

STAGS







Pencroft,

Postbridge, Devon, PL20 6TL

Open Moorland Adjacent • Public House 1 mile • Village Shop 1.2 miles • Princetown 6 miles • Yelverton 11 miles • Tavistock 12.5 miles • Plymouth 21 miles • Exeter 22 miles

---

With the full expanse of Dartmoor on the doorstep, a superbly bright and beautifully finished bungalow in very large gardens, complete with a double garage, carport/machinery store, home office/studio and sauna, 0.84 acres in all.

- Spectacularly Located Moorland Home
- Three Bedrooms, Two Bathrooms
- Double Garage, Carport/Machinery Store
- Southwest-facing Plot of 0.84 Acres
- Freehold
- Beautifully Finished and Presented
- Incredibly Bright and Open Living Space
- Summerhouse, Office/Studio and Sauna
- Breath-taking Scenery in all Directions
- Council Tax Band: E

Guide Price £650,000

Stags Tavistock

Bedford Square, Tavistock, Devon, PL19 0AH

01822 612458 | tavistock@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

STAGS

@StagsProperty

SITUATION

This incredible home is situated in a spectacular position in the very heart of Dartmoor National Park, enjoying direct access to open moorland and breathtaking scenery in every direction. There are unlimited opportunities for walking, riding and exploring from the doorstep, including nearby Bellever, Soussons and Fernworthy forests. Postbridge itself is a small village on the high moor with a general store and popular pub, attracting a number of tourists during the summer months due to its idyllic scenery.

Close by are the popular moorland villages of Moretonhampstead, Chagford and Widecombe-in-the-Moor. Six miles to the south, the late 17th-century village of Princetown, famed for its links to the Duchy of Cornwall, offers a good range of amenities, including shops, cafes and two popular public houses. Tavistock, around 12 miles to the west, is a thriving market town in West Devon, rich in history and tradition dating to the 10th century. Plymouth, some 20 miles to the south, offers extensive amenities and coastal access. The cathedral city of Exeter lies some 22 miles to the northeast, providing rail and motorway connections to London and the rest of the UK, in addition to an international airport.

DESCRIPTION

This spectacularly situated home has been extensively improved during our clients' 11-year ownership to create a property of exceptional comfort, quality and versatility. The beautifully presented three-bedroom accommodation enjoys excellent natural light, with most rooms taking full advantage of the stunning southwest-facing outlook over the gardens and surrounding moorland. Notable improvements include a new sewage treatment plant and borehole filtration system, remodelling of the reception rooms to maximise the natural light, block paving of the driveway, partial adaptation of the garage to provide a studio/office and sauna, a new log-burning stove, upgraded timber flooring, two new bathrooms, refurbishment of the patio terrace and railings, and the addition of a new timber cabin/summer house within the garden. Externally, the superbly maintained southwest-facing gardens provide excellent space and colour, with the plot extending to approximately 0.84 acres and also featuring a sizeable carport and machinery store.

ACCOMMODATION

The property is accessed beneath a covered entranceway connecting the bungalow to the garage/studio, into a hall/boot room, to one side of which is a tastefully finished cloakroom and, at the far end, an office/study. There is also a good-sized coats and boots cupboard housing the boiler.

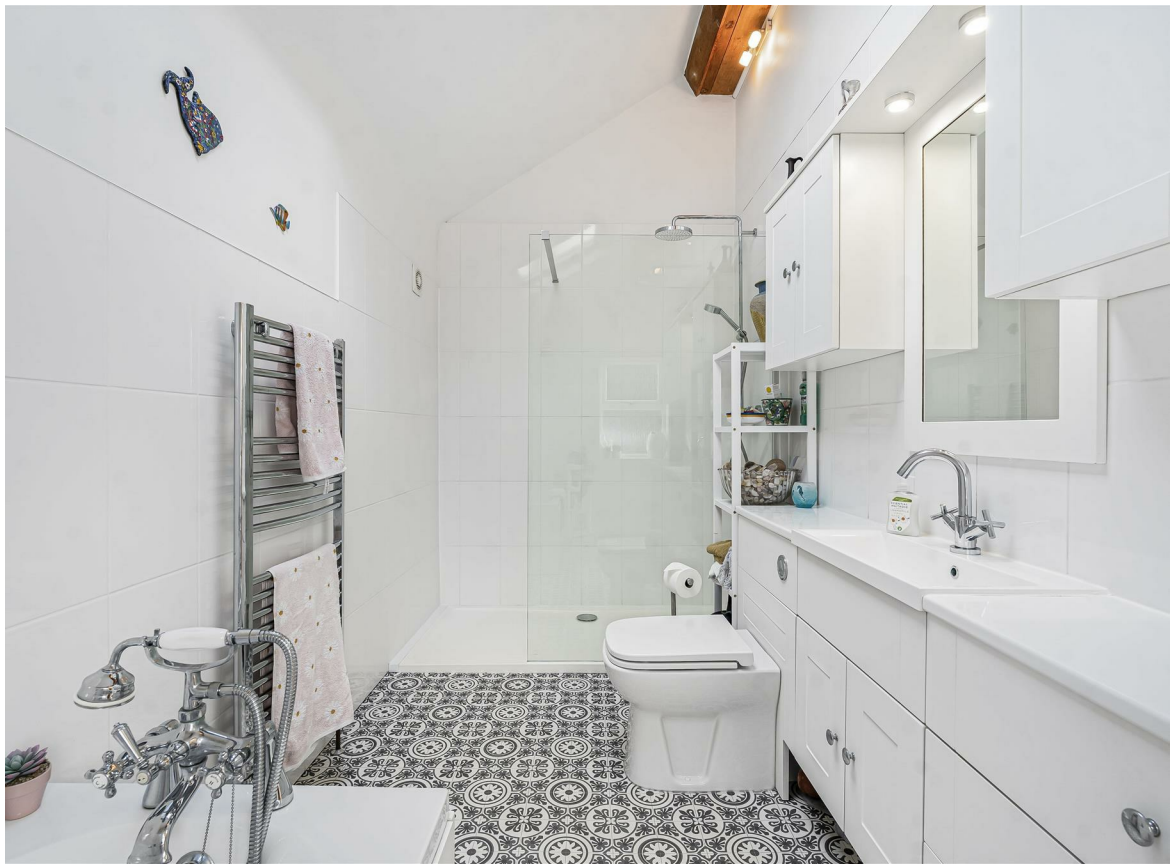












From the hall, a step leads down into the kitchen, which is fitted with a comprehensive range of cupboards and cabinets with granite worktops, together with a matching central island incorporating a built-in fridge. There is a Franke stainless steel sink with drainer grooves, while integrated appliances include a Bosch four-ring ceramic hob, built-in Bosch oven, built-in microwave and a Hotpoint dishwasher. There is also an oil-fired Rayburn set within a tiled recess, featuring dual hot plates and a double oven beneath. The kitchen opens into a wonderful, bright living space comprising a sitting room, dining area and sun room. The sitting room is centred around a log-burning stove set on a slate hearth. The triple-aspect sun room enjoys lovely garden views and features two sets of patio doors, one opening to the garden and the other to the patio terrace. An inner hallway provides access to the three bedrooms, including the bright, vaulted, dual-aspect principal suite overlooking the garden and featuring triple built-in wardrobes alongside a generously sized, very well-appointed en-suite bathroom with both a bath and a walk-in shower enclosure. Finally, there is a fully tiled shower room with a corner shower enclosure featuring a rainfall shower head.

OUTSIDE

The property is approached via a gated, block-paved driveway providing extensive parking and access to a detached double garage which has been subdivided at the rear to provide a home office/studio, utility room and infrared sauna. The large, southwest-facing gardens are attractively planted with colourful shrubs and specimen trees, including camellias, hydrangeas and flowering cherries. A raised patio outside the sun room enjoys spectacular views and provides an ideal entertaining space. Around the gardens are a greenhouse, timber carport/machinery store and a timber cabin/summer house enjoying privacy and an attractive outlook. In the eastern corner of the plot, a secondary vehicular access point provides additional parking or access for machinery. We understand that the property benefits from a right of way over the lane to the south to facilitate this access, but that there is no obligation to contribute to its maintenance.

SERVICES

Mains electricity. Private water via a borehole. Oil-fired central heating. Private drainage via a sewage treatment plant (installed 2016). Standard broadband is available. Variable mobile voice/data service is available through all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

VIEWINGS AND DIRECTIONS

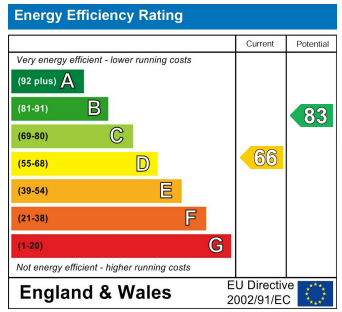
Viewings are strictly by appointment with the vendor's sole agent, Stags. The what3words reference is ///crumb.tricycle.pointer. For detailed directions, please contact the office.

Approximate Gross Internal Area 1500 sq ft - 139 sq m

Garage/Outbuilding Area 665 sq ft – 62 sq m

Total Area 2165 sq ft – 201 sq m





STAGS

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.










STAGS