



Moor Cottage



Moor Cottage

, Sheepstor, Yelverton, PL20 6PF

Surrounded by Open Moorland • Yelverton 3.5 miles • Tavistock 9 miles • Plymouth 12 miles (Derriford Hospital 8 miles)

A charming stone-built cottage enjoying a peaceful rural setting on Dartmoor National Park with attractive gardens, driveway parking and views towards Sheepstor.

- Stone-Built Cottage
- Open-Plan Sitting & Dining Room
- Useful Study & Utility Room
- Driveway Parking & Outbuildings
- Freehold
- 1/2 Bedroom Cottage
- Garden Room With French Doors
- Enclosed Gardens
- Extensive Moorland Views
- Council Tax Band: E

Guide Price £650,000

SITUATION

Moor Cottage occupies a delightful rural position enjoying views towards Sheepstor, on Dartmoor and the surrounding moorland. The property offers an appealing balance of tranquillity whilst remaining conveniently accessible to nearby villages and the wider road network. The surrounding area is renowned for its outstanding natural beauty, with a wealth of walking, cycling and riding opportunities available on the doorstep, making this an ideal home for those seeking a country lifestyle. Plymouth, just 15 miles to the south, and Exeter, 45 miles to the northeast, further enhance the property's connectivity.

DESCRIPTION

Moor Cottage is a charming and characterful stone-built cottage which has been sympathetically improved by the current owners whilst retaining many of its original features. The property enjoys beautifully presented accommodation arranged over two floors, blending period charm with modern comforts. Notable improvements include bespoke hardwood double-glazed windows throughout, insulated wood-effect tiled flooring throughout and a wealth of exposed stonework and insulated lime-rendered walls, creating a warm and inviting atmosphere. The cottage is complemented by attractive gardens arranged in a number of sections, useful outbuildings and delightful views across the surrounding countryside.



ACCOMODATION

A welcoming stone porch with attractive stone flooring provides the entrance to the property and opens into the impressive open-plan sitting and dining room. This wonderful reception space is full of character, featuring exposed stone walls and an attractive woodburning stove set within a granite surround, creating a cosy focal point. To the other side of this room is a secondary wood burning stove with a hotplate & oven. Bespoke hardwood windows allow an abundance of natural light to flood the room, whilst insulated wood-effect tiled flooring runs throughout. Leading from the sitting room is a useful study, ideal for home working or as a hobby room. A door from the centre of the reception room gives access to the staircase rising to the first floor, whilst to the opposite side lies the kitchen. Fitted in a traditional style, the kitchen enjoys views over the rear garden and comprises a Belfast sink, integrated dishwasher, fridge and oven together with a couple of units and work surfaces. From the dining area, steps rise to a delightful garden room with French doors opening onto the garden and enjoying lovely views across the surrounding countryside. This versatile room offers an ideal space for relaxing and enjoying the setting. Further steps lead to the utility room, fitted with space and plumbing for a washing machine and tumble dryer together with a large fridge freezer. A cloakroom/WC is situated off the utility room and a rear door provides direct access to the garden. The staircase rises to the first floor via a turning staircase with useful understairs storage below. At the top of the stairs is an attractive gallery landing offering space for a desk or reading area. The principal bedroom is a generous double room with built-in wardrobes, two large windows providing excellent natural light and attractive views across the surrounding countryside. The bedroom could be split into two bedrooms if this was required. An original fireplace, now disused, remains as a charming feature of the room. The bathroom is fitted with both a bath and a separate shower, completing the accommodation.

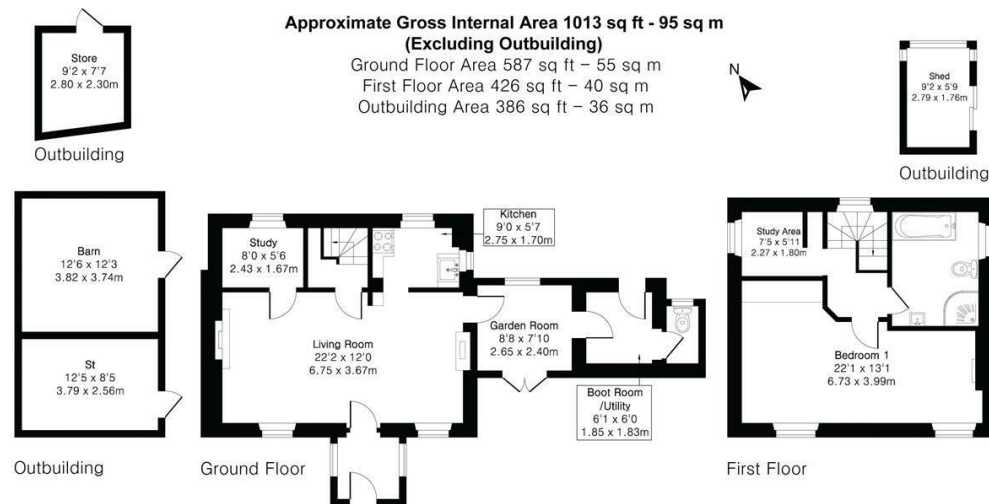
OUTSIDE

The property is approached via a driveway providing comfortable parking for several vehicles. A useful stone outbuilding is situated adjacent to the driveway and offers excellent storage. The gardens are a particular feature of the property and are arranged in a number of attractive areas. A pedestrian gate from the road opens into a cottage-style garden with a mixture of shrubs, flowering plants and rockery planting interspersed with pathways. A lawned area lies alongside, bordered by well-stocked flower beds and complemented by a patio seating area. French doors from the garden room open onto a further patio which leads to raised beds planted with a variety of shrubs and seasonal plants. A useful greenhouse/garden shed provides ample storage and growing space. The gardens continue around both sides of the cottage, allowing pedestrian access around the entire property. To the rear is an elevated garden area incorporating fruit planting, established shrubs and a wildlife pond set within the far corner.

SERVICES

Mains water (metered) and electricity are connected, with drainage via a shared septic tank. Heating is provided by Herschel infrared electric heaters, which can be controlled via an app, throughout the property together with a woodburning stove in the sitting room. Hot water is supplied via an immersion heater. Standard broadband is available. Variable mobile voice/data services are available through three major network providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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) A			
(81-91) B			
(69-80) C			77
(54-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bedford Square, Tavistock, Devon, PL19 0AH

tavistock@stags.co.uk

01822 612458