

mansbridgebalment

Grange End Harrowbeer Lane, Yelverton

Guide Price **£795,000**

Grange End Harrowbeer Lane

Yelverton

A splendid and exceptionally spacious five-bedroom detached residence, occupying an elevated position along the highly regarded Harrowbeer Lane, enjoying delightful countryside views towards Dartmoor. Offering over 2,200 sq. ft. of beautifully presented and versatile accommodation, including two en-suite bedrooms, generous reception space and a recently updated kitchen. Complemented by attractive private gardens, ample driveway parking, a garage and workshop, all within walking distance of Yelverton's amenities.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Impressive Five-Bedroom Detached Residence
- Over 2,200 Sq. Ft. of Spacious & Versatile Accommodation
- Two En-Suite Bedrooms & Family Bathroom
- Beautifully Presented & Extensively Updated Throughout
- Generous Reception Rooms & Modern Kitchen/Dining Room
- Delightful Countryside Views Towards Dartmoor
- Attractive, Private & Established Gardens
- Ample Driveway Parking, Garage & Workshop

SERVICES: All mains services are connected.

VIEWINGS: By appointment with Mansbridge Balment.

Directions: What three words - elevates.coaching.moons











Grange End is a splendid and exceptionally spacious five-bedroom detached residence, occupying an enviable elevated position along the highly regarded Harrowbeer Lane, enjoying delightful views across the surrounding farmland towards Dartmoor. Situated within walking distance of the heart of Yelverton and its excellent range of local amenities, this impressive family home offers over 2,200 sq. ft. of beautifully presented and versatile accommodation, complemented by generous gardens, extensive parking, a garage and adjoining workshop.

Understood to have been constructed during the 1980s, the property has since been extended to create a substantial family home, with the current owners having undertaken considerable improvements throughout, including the installation of a new kitchen, updated bathrooms and extensive decorative enhancements. The result is a wonderfully spacious, well-maintained home, presented in excellent order and ready for immediate occupation.

The property is approached through a traditional five-bar wooden gate, opening onto a generous tarmacked driveway providing ample off-road parking for several vehicles. Attractive lawns flank either side of the driveway, bordered by established flowerbeds and traditional Devon hedging, creating a particularly appealing approach. The elevated position allows for lovely open views across the surrounding countryside.

Stepping inside, an entrance hallway provides access to the principal ground floor accommodation, which has been thoughtfully arranged to offer a combination of generous family living spaces and practical everyday facilities. To one side of the hallway is a particularly spacious lounge, enjoying excellent natural light and providing a comfortable setting for relaxation, with plenty of room for a variety of furniture arrangements.

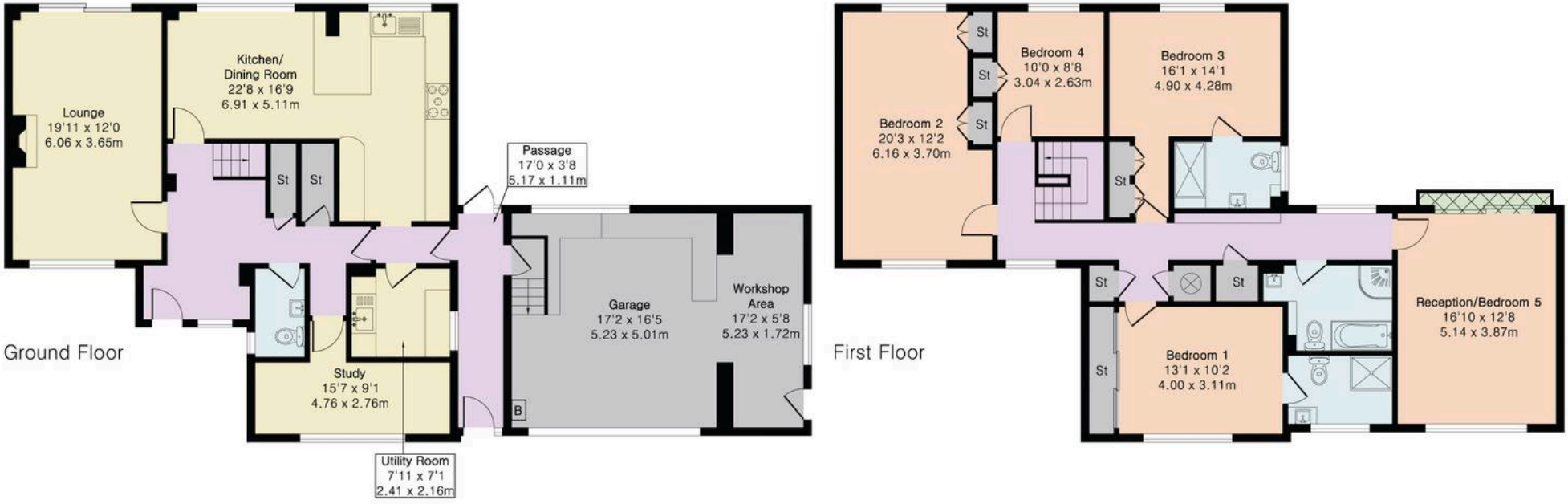
The impressive kitchen/dining room forms a wonderful heart to the home, offering a substantial open-plan space measuring over 22 feet in length. The kitchen has been beautifully updated by the current owners, featuring a modern range of fitted units, generous worktop space and room for appliances, while the adjoining dining area comfortably accommodates a large family dining table. This sociable room is ideally suited to both everyday family life and entertaining, with windows allowing plenty of natural light.

Also on the ground floor is a generously proportioned study, offering an ideal space for those working from home, although equally suitable as an additional reception room or snug. A separate utility room provides useful space for laundry facilities, while a downstairs cloakroom adds further practicality.

A connecting passage leads through to the substantial attached garage and adjoining workshop, both offering excellent storage and working space. The garage measures approximately 17'2" x 16'5", with the workshop being of a similarly impressive size, providing considerable versatility for those requiring space for hobbies, storage or practical projects.

Approximate Gross Internal Area 2242 sq ft - 208 sq m
(Excluding Garage)

Ground Floor Area 958 sq ft – 89 sq m
First Floor Area 1284 sq ft – 119 sq m
Garage Area 401 sq ft – 37 sq m























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