



Town • Country • Coast



Sampford Spiney

Yelverton

Offers Over £400,000





## Sampford Spiney

Yelverton

Set in the peaceful rural hamlet of Sampford Spiney, this detached three-bedroom cottage is ripe for modernisation and updating. Occupying a generous plot, the property enjoys large gardens to both sides and backs directly onto open farmland, offering a delightful rural outlook and a wonderful sense of privacy and tranquillity. Off road parking for several vehicles.

Despite its idyllic countryside setting, the cottage is conveniently located just a short drive from the thriving village of Horrabridge, which offers a range of everyday amenities, while the historic market town of Tavistock provides an excellent selection of independent shops, cafés, restaurants, schools and leisure facilities. Combining a sought-after rural location with excellent potential, this charming cottage offers a rare opportunity to create a wonderful home in a picturesque corner of West Devon.

The accommodation comprises an entrance hall with small lobby and a ground floor bathroom, study (which has recently been replastered and about to be repainted). A character timber part stained glass door leads into the principal reception lounge/dining room with recently installed woodburning stove set in attractive fireplace. The kitchen/breakfast room has a range of wall and base units, with walk-in pantry, further lobby with storage cloaks cupboard, log store and a useful downstairs cloakroom. On the first floor are three generous bedrooms all enjoying countryside views and built-in wardrobe space.

Gardens are laid to lawn with mature hedge borders, ready for those wishing to landscape themselves. Backing onto open farmland. Drive opposite the cottage provides parking for at least 3 cars.







## Entrance Hall With Lobby

## Study 8'2" x 7'2" (2.50 x 2.20)

## Ground Floor Bathroom

## Lounge/Dining Room 22'10" 13'10" (6.98 4.24)

## Kitchen/Breakfast Room 13'3" x 13'0" (4.06 x 3.98)

## Walk-in Pantry

## Porch

## Cloakroom

## Log Store

## First Floor Landing

## Bedroom 1 13'4" x 12'9" (4.08 x 3.90) Plus Eaves

## Bedroom 2 15'8" x 10'9" (4.78 x 3.30) Plus Eaves

## Bedroom 3 11'11" x 11'0" (3.65 x 3.37)

## Services

Mains water and electricity. Private drainage. Night storage heating.

## EPC E45

## Local Authority West Devon Borough Council - Band C

## Tenure Freehold

## Situation

Sampford Spiney is a small moorland village in the Walkham valley, just 4 miles east of Tavistock, in the West Devon district. The parish includes the hamlet of Woodtown, bordering Walkhampton, Whitchurch and Horrabridge. Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the town itself and for exploring the surrounding countryside, the wild Dartmoor scenery and the many neighbouring pretty villages and a variety of National Trust properties. There are exceptional educational facilities in both the state and private sector. The town itself has fantastic sporting facilities including, tennis courts, a bowls club, athletics track and various football pitches. For golf enthusiasts, there are excellent golf courses nearby, at Velverton and Tavistock and St. Mellion. There are also opportunities to fish by arrangement on a number of local rivers, including the Walkham, Tavy and Tamar.

## Directions

Leave Tavistock on the A386 towards Plymouth. Enter Horrabridge and turn left into Graybridge Road, continue down the hill into Station Road, over the bridge, turn right onto Commercial Road, then right again onto Bedford Road. Continue out of the village on this road until you reach a crossroads. Turn left here by the house with a letter box in the wall, proceed along this road out of the hamlet and as you go down the hill the property will be found on the right hand side.

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Floor Plan



Viewing

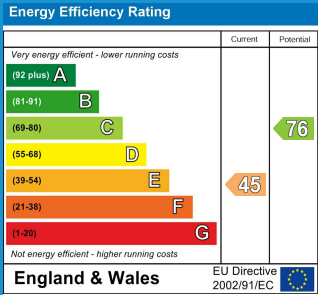
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Area Map



Energy Efficiency Graph



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