STAGS



Fairholm

Fairholm, Postbridge, Yelverton, Devon, PL20 6SY







Postbridge 0.5 Miles, Moretonhampstead 8 Miles, Tavistock 12 Miles.

A delightfully positioned 3/4 bedroom Dartmoor bungalow set in approximately 0.84 of an acre.

- Kitchen/Dining Room
- Living Room
- Three Bedrooms And Further Study/Bedroom Four
- Cloakroom And Bathroom
- Delightful Dartmoor Setting
- Large Gardens
- Approximately 0.84 Of An Acre.
- Freehold
- Council Tax Band C
- EPC Band F

Guide Price £480,000

SITUATION

Fairholm is situated in a superb peaceful and private setting in the heart of Dartmoor National Park, surrounded by open moorland. Postbridge itself is a small village on the high moor with a general store and popular pub that attracts a number of tourists during the summer months due to its picturesque scenery. Close by are the popular villages of Moretonhampstead and Widecombe-in-the-moor, with the larger town of Princetown just 6 miles away and provides a greater selection of shops, amenities and facilities. About 12 miles distant is Tavistock, a thriving market town in West Devon, rich in history and tradition dating to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. Plymouth, some 20 miles to the south, offers extensive amenities. The cathedral city of Exeter lies some 20 miles to the northeast, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway.

DESCRIPTION

Fairholm is an individual detached bungalow believed to have been constructed in the 1950's. The present vendors extended the bungalow around 2008 and the property comes to the market for the first time in 34 years. The property does require some updating and finishing, but does offer superb potential. The bungalow occupies a superb enviable private position surrounded by open moorland, yet is within easy access of the picturesque village of Postbridge. The bungalow in brief offers an entrance porch, with a cloakroom adjacent. There is a large kitchen/dining room, spacious sitting room with French doors to the garden, a study/bedroom four, three further bedrooms and a bathroom. The property is heated by bottled gas via a combination boiler, whilst there are three wood burning stoves. The bungalow sits within a generous plot of approximately 0.84 of an acre with ample parking, large store and garage.

ACCOMMODATION

Door to side PORCH: door to CLOAKROOM: WC and wash basin, window to rear. KITCHEN/DINING ROOM: Range of wall and base cupboards with inset sink and drainer. space for electric cooker and plumbing and space for washing machine and dishwasher. Windows to rear. Space for dining table with window to side and patio doors to rear. Multi fuel stove. SYUDY/BEDROOM 4: LPG gas stove, window to rear. LIVING ROOM: A lovely light room with large windows and patio doors to the patio and garden. Brick fireplace with wood burning stove and further wood burning stove on the other side of the room. Fitted cupboard. BEDROOM 1: Fitted wardrobes, dual aspect windows. BATHROOM: Panelled bath with shower over, pedestal wash basin. WC. Window to side aspect. INNER HALL: Fitted cupboards, window to side access, doors to, BEDROOM 2: Dual aspect windows, fitted wardrobes. BEDROOM 3: Fitted wardrobes and drawers, dual aspect windows.

OUTSIDE

A five bar gate opens to the driveway with parking for numerous vehicles. DOUBLE GARAGE: Of timber construction with double doors to front and windows to side, Light and power connected. Adjacent to the drive is a timber and galvanise LOG SHED/STORE with light and power connected. The gardens sit largely to the rear and near side of the house and are primarily laid to lawn with well established shrubs, borders and mature trees, Extending across the rear is a large paved patio area, offering attractive views over the gardens to Dartmoor beyond. Within the gardens is also a useful GARDEN SHED.

SERVICES

Mains electricity. Private water (borehole). Private drainage (Type, health and compliance with general binding rules is unknown). Purchasers to satisfy themselves with their own inspection.
Bottled gas for central heating (via intergas combination boiler in loft)
Broadband Coverage. Airband connected (provided for free as payment for having the aerial tower on the grounds). (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.
Mobile Coverage: EE, Vodafone and O2 good outdoor. 3 good outdoor and variable in home. (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

DIRECTIONS

For SAT NAV purposes the postcode is PL20 6SY
what3words proved.fondest.crumble



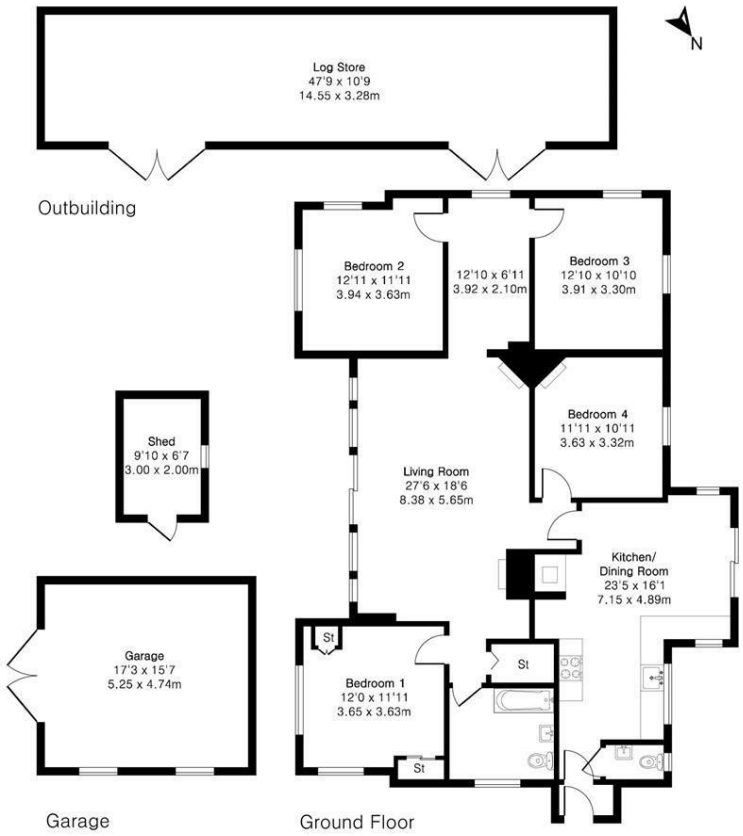






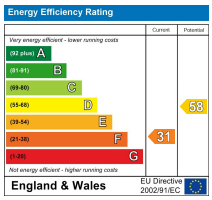


Approximate Gross Internal Area 1462 sq ft - 136 sq m
(Excluding Garage & Outbuilding)
Garage Area 268 sq ft – 25 sq m
Outbuilding Area 578 sq ft – 54 sq m



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.

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