



Town • Country • Coast



Sampford Spiney, Yelverton

Guide Price £575,000





Sampford Spiney

Yelverton

Enjoying a truly exceptional position within Dartmoor National Park, this detached and versatile three/four bedroom home offers a rare opportunity to embrace a peaceful rural lifestyle surrounded by stunning natural beauty. The flexible accommodation, with potential to create a self-contained annexe, is ideal for multi-generational living or guest accommodation. A gym/studio with adjoining office, storage above, together with a range of useful outbuildings including a workshop and summerhouse.

Set within extensive, beautifully established grounds, the gardens are a true horticultural delight and a haven for keen gardeners. Richly stocked with an abundance of mature plants, shrubs and seasonal colour, they feature fragrant borders, tranquil seating areas, a picturesque pond and a dedicated meditation pod, creating a wonderfully serene and private outdoor environment.

A welcoming entrance hall leads to a generous living room, with multi-fuel stove and pleasant double aspect to the front and side. The kitchen/diner has a snug area and door into the conservatory. From the kitchen, an inner lobby leads to the utility room with door to rear, further door into bedroom four, currently used as a library. From the utility, stairs rise to bedroom three and a shower room. On the ground floor are two further double bedrooms with a family bathroom including bath, basin, WC and a recessed shower cubicle.

A generous driveway provides ample parking for numerous vehicles. Delightful seating areas and cleverly positioned to enjoy shade or sun. Pathways meander around the garden. There are covered pergolas, patio areas and a Summerhouse, Workshop and useful garden store sheds.



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Vestibule Entrance	
Entrance Hall	
Living Room	17'9" x 13'1" (5.43 x 4.00)
Kitchen/Dining/Snug	28'1" x 10'2" (8.58 x 3.10)
Conservatory	18'5" x 10'1" (5.63 x 3.09)
Ground Floor Bedroom 1	11'0" x 10'2" (3.36 x 3.10)
Ground Floor Bedroom 2	10'10" max x 10'6" (3.31 max x 3.22)
Ground Floor Bathroom	
Rear Lobby	
Utility Room	10'8" x 7'3" (3.26 x 2.22)
Bedroom 4/Library	13'8" x 9'9" (4.17 x 2.99)
First Floor Bedroom 3	11'1" x 11'6" max (3.38 x 3.53 max)
First Floor Shower Room	
Adjoining Gym/Studio	10'9" x 7'8" (3.30 x 2.34)
Office	11'2" x 7'8" (3.42 x 2.36)
Stairs to;	
Store	7'11" x 10'7" max. (2.43 x 3.25 max.)
Services	
Mains electricity and water. Private drainage. Oil fired central heating.	
EPC	
E45	

Directions



Local Authority

West Devon Borough Council - Band D

Tenure

Freehold

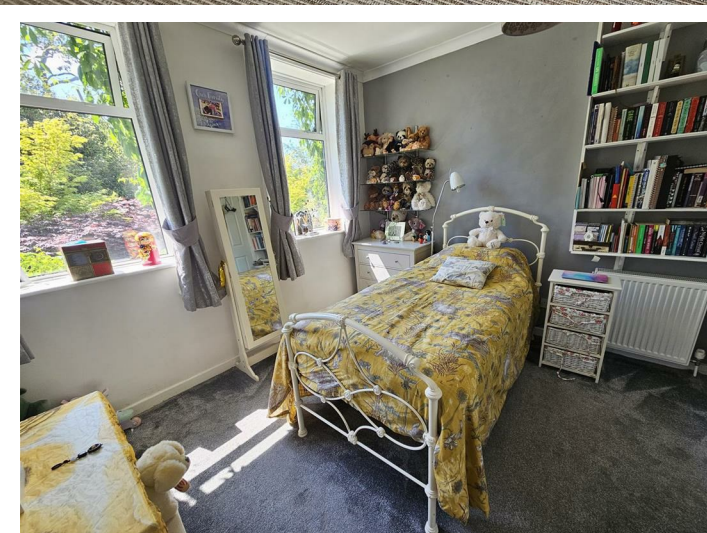
Situation

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 Yelverton 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 for a short distance and the property will be found on the right hand side.

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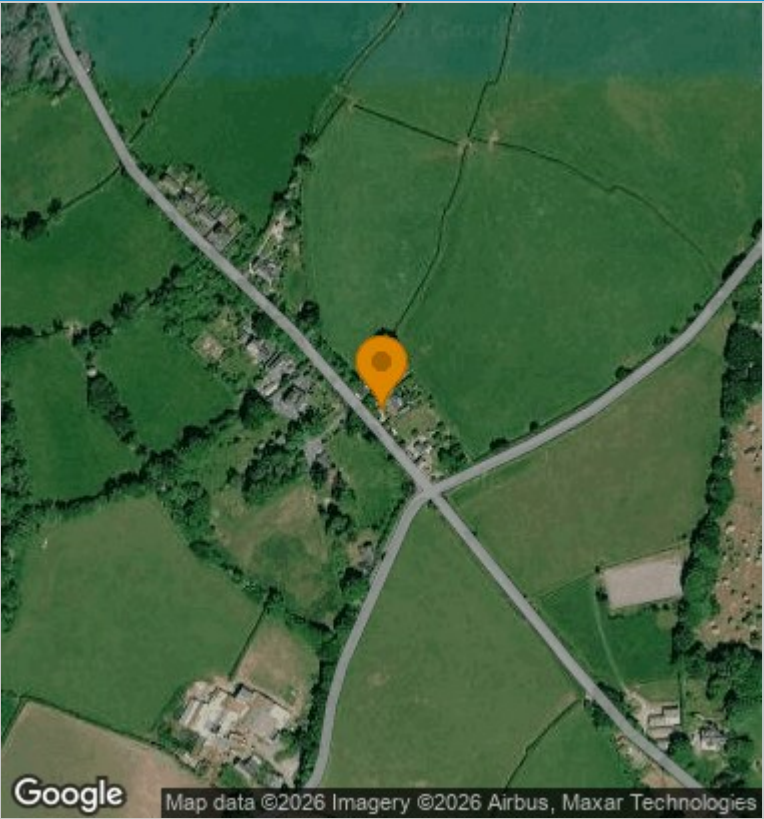




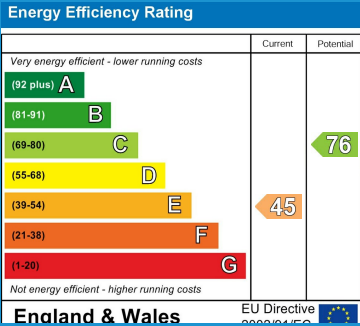
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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