view property

Town • Country • Coast

Tavistock Road

Horrabridge, Yelverton

Guide Price £525,000

3 1 4 D

Tavistock Road

Horrabridge, Yelverton

Beautifully presented and enjoying stunning views of Dartmoor, is this versatile detached family home. For those who love to entertain, a 25'ft conservatory enjoys views across the decked terrace, gardens and grounds of approximately 0.8 of an acre. The accommodation offers a further two reception rooms, one being on the first floor and one currently used as a breakfast room, with a woodburning stove. There are three generous double bedrooms, luxury bathroom, a cloakroom and a useful cellar room. Driveway providing off road parking and a garage. Conveniently located between Horrabridge and Yelverton giving easy access to Plymouth.

Stylishly decorated, the front entrance porch has a utility room, housing the mains gas fired boiler, and leads to the welcoming entrance hall, opening into the kitchen and dining area, together with a useful downstairs cloakroom. The kitchen boasts a range of wall and base units with space for appliances and being double aspect, letting in plenty of natural light. The dining area boasts a 10kw Hunter woodburning stove for chilly evenings. From here steps lead down into the conservatory, housing a gas woodburning stove effect fire, with double doors leading out to the rear gardens. From the dining area, stairs lead to a first floor lounge, which could be a bedroom if preferred, with eaves storage cupboards. There are three good sized double bedrooms, one with spiral staircase leading down to the cellar room, which could be used for hobbies or storage. A luxury bathroom on the ground floor boasts a corner shower cubicle, basin and WC vanity unit and a ball and claw feet bath tub.

Outside, private timber gates lead to the driveway providing off road parking and giving access to the garage. To the rear of the property are extensive gardens and grounds extending to approximately 0.8 of acre, with two decked terraces, mature shrubs, trees and hedges, lawns and store shed. Further stunning views can be enjoyed.

Porch
4'9" x 3'6" (1.46 x 1.08)

Entrance Hall

Utility Room
5'4" x 3'7" (1.64 x 1.1)

Kitchen
8'2" x 10'11" (2.51 x 3.35)

Dining Area
18'5" x 11'10" (5.62 x 3.62)
To Incorporate Hall

Conservatory
24'11" x 14'11" max (7.62 x 4.55 max)

First Floor

Living Room
17'2" x 20'9" (5.25 x 6.35)

Bedroom 1
13'0" x 10'9" (3.98 x 3.3)

Cellar Room
13'2" x 12'11" (4.02 x 3.94)

Bedroom 2
11'4" x 13'4" (3.47 x 4.08)

Bedroom 3
13'2" x 12'11" (4.02 x 3.94)

Bathroom
8'6" x 7'4" (2.60 x 2.25)

Garage
17'4" x 11'11" (5.3 x 3.65)

Services
Mains Gas, Electricity, Water and Drainage

EPC
D65

Tenure
Freehold

Local Authority
West Devon Borough Council - Tax Band D

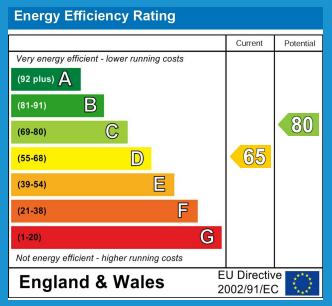
Situation
Horrabridge is a moorland village located on the eastern edge of Dartmoor. Walk on Dartmoor are within easy reach and commuting whilst it is also popular with those who need to commute to Plymouth. There is a vibrant community in the village with a number of local shops & two public houses. The popular Drakes Trail runs through the village and this property offers easy access onto it, providing a gentle walk or cycle to Tavistock or Yelverton & beyond.

Directions
From Tavistock, take the A386 towards Yelverton. After the turning toward Crapstone on the right, the property can be found on the left with a black gate.

Floor Plan

Area Map

Energy Efficiency 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

3a Brook Street, Tavistock, Devon, PL19 0HD
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk