



Luscombe Maye

Since 1873

Gnaton, YEALMPTON, South Devon

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Reservoir House is a rare blend of sustainable design, superior efficiency and refined luxury living, crafted for those who appreciate both style and environmental responsibility.

Finished to an exceptional standard throughout, the property is accessed via a striking glass bridge. The light-filled entrance level flows effortlessly into a stunning open-plan living space with engineered oak flooring. At its heart sits a bespoke Linear kitchen, complete with premium Neff appliances, Quartz worktops, and a central island with induction hob and integrated extractor. The spacious lounge/dining space is stylish and inviting, centred around an A+ rated wood burner, with twin French doors opening onto a landscaped garden. A separate snug/study, chic WC, and generous utility room complete this level.

A grand oak and glass staircase leads to four impressive double bedrooms each enjoy direct access to private terraces via French doors, flooding the rooms with natural light. The principal suite offers a walk-in wardrobe and en-suite, while the remaining bedrooms are served by a beautifully appointed bathroom. Externally, the property continues to impress with a level landscaped garden, sun terrace, and hot tub. Additional outbuildings include a triple carport, log/bin store, and a detached gym/office with potential for annexe use (STP).

FURTHER INFORMATION As part of our transparency policy, our sellers fill out a Property Information Questionnaire. This information can be provided to you; however, we recommend that you verify any information given during the conveyancing process. Council Tax: Band G South Hams District Council Tenure: Freehold

Electric: 48 x 405w Solar panels on Van der Valk east to west system with 29.6 kw battery storage. 20kv Victron Backup generator. Water: mains; Sewerage: Private drainage with sewage treatment plant. Heating: LPG heating and hot water. Broadband: Starlink 300mb Satellite Broadband with Ubiquiti booster Wifi (subject to connection charges). Electric car charging station. Full cctv system. Smart aluminium Warmcore windows.



Reservoir House, Gnaton, Nr Yealmpton, PL8 2HU

Approximate Gross Internal Floor Area = 177.6 sq m / 1912 sq ft
 Outbuilding Area = 31.8 sq m / 343 sq ft
 Total Area = 209.4 sq m / 2255 sq ft

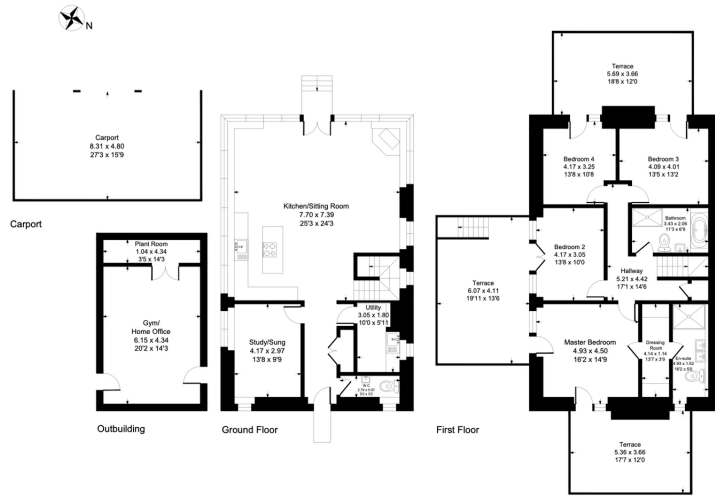


Illustration for identification purposes only, measurements are approximate, not to scale.

- Luxurious and sustainable ECO Home
- Private Terraces & Level Garden
- Triple Car Port
- Panoramic Rural Views
- Grand Design with low running costs
- Four Double Bedrooms
- High Specification Kitchen & Bathrooms
- Detached Gym/Annex
- ICW 10 Year Build Warranty
- No Chain



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100	100
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.