



# The Shrubberies Sowton Road

Yelverton, Devon, PL20 6DB

A beautifully positioned detached home set on the edge of the moor with delightful private gardens, generous parking and a double garage. Offering over 2,600 sq ft of flexible accommodation with four bedrooms and multiple reception rooms, this charming 1940s home enjoys a peaceful semi-rural setting just over two miles from Yelverton and within easy reach of Plymouth.

**Council Tax band:** F **Tenure:** Freehold **SERVICES:** Mains electricity and water, oil fired central heating, private drainage via septic tank that is shared with a neighbouring property. **OUTGOINGS:** We understand this property is in band 'F' for Council Tax.

**VIEWINGS:** By appointment with MANSBRIDGE BALMENT YELVERTON ON 01822 855055. **DIRECTIONS:** WHAT3WORDS: doctors.blushes.performed

- Edge of moor location with direct moorland access
- Just over 2 miles from Yelverton with easy commuting to Plymouth
- Spacious detached home extending to over 2,600 sq ft
- Flexible bedroom accommodation over two floors
- Originally built in the 1940s and later enlarged from a bungalow
- Beautiful private gardens with sunny patio and large lawned areas
- Mature trees, shrubs and greenhouse creating a secluded setting
- Gated driveway with ample parking and detached double garage





**SITUATION AND DESCRIPTION** Set on the edge of the moor and approached via a gated driveway leading directly from the surrounding moorland, this charming detached home enjoys a wonderfully private setting just over two miles from the sought-after village of Yelverton, offering excellent access for commuting into Plymouth and the surrounding areas. Originally built in the 1940s and later thoughtfully adapted from a bungalow to incorporate a first floor, the property now provides spacious and highly flexible accommodation extending to over 2,600 sq ft, ideal for a variety of lifestyles.

The property is surrounded by delightful mature gardens which create a peaceful and secluded environment. A sunny patio seating area provides the perfect space for outdoor dining and entertaining, whilst extensive lawned gardens are interspersed with an abundance of mature shrubs, flowering plants and established trees, giving colour and interest throughout the seasons. There is also a greenhouse, generous parking for numerous vehicles and a detached double garage.

The accommodation offers versatility throughout. An entrance porch opens into a welcoming reception hall with useful storage and access to the principal rooms. The impressive sitting room is a particularly attractive space with generous proportions, views across the gardens and an open fire, whilst the additional living room offers further reception space, ideal for family living or entertaining.

The kitchen/dining room forms the heart of the home with ample room for dining and day-to-day living, complemented by a separate utility room and a useful study, perfect for those working from home. The ground floor also offers excellent bedroom accommodation, featuring a spacious principal bedroom with a large airing/storage cupboard, together with a further bedroom and study and family bathroom facilities, making single-level living entirely possible if required, this floor is concluded with an additional cloakroom.

To the first floor are two substantial additional bedrooms, both enjoying elevated outlooks over the surrounding gardens and countryside, served by a shower room and useful attic access. This upper floor creates an ideal guest suite, teenager's space or additional family accommodation.

Combining a superb moorland-edge position with flexible living space, mature private gardens and excellent accessibility, this is a rare opportunity to acquire a characterful home in a highly desirable semi-rural setting.

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**Approximate Gross Internal Area 2609 sq ft - 243 sq m  
(Excluding Garage)**

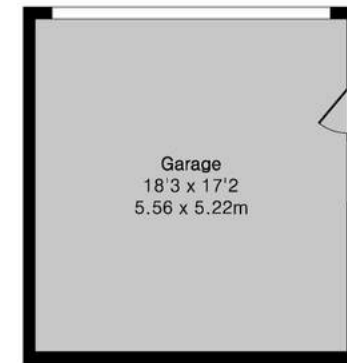
Ground Floor Area 1912 sq ft – 178 sq m

First Floor Area 697 sq ft – 65 sq m

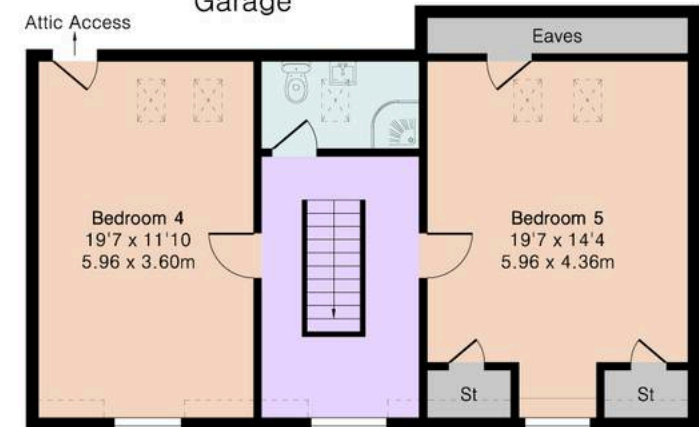
Garage Area 312 sq ft – 29 sq m



Ground Floor



Garage



First Floor









## Mansbridge Balment

Mansbridge Balment, 4 Market Road, Tavistock - PL19 0BW

01822 612345

[yelverton@mansbridgebalment.co.uk](mailto:yelverton@mansbridgebalment.co.uk)

[www.mansbridgebalment.co.uk/](http://www.mansbridgebalment.co.uk/)

