

view property

Town • Country • Coast

Sampford Spiney

Yelverton

Guide Price £375,000

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Sampford Spiney

Yelverton

Set in the peaceful rural hamlet of Sampford Spiney, this detached three-bedroom cottage is ripe for modernisation and updating. Occupying a generous plot, the property enjoys large gardens to both sides and backs directly onto open farmland, offering a delightful rural outlook and a wonderful sense of privacy and tranquillity. Off road parking for several vehicles.

Despite its idyllic countryside setting, the cottage is conveniently located just a short drive from the thriving village of Horrabridge, which offers a range of everyday amenities, while the historic market town of Tavistock provides an excellent selection of independent shops, cafés, restaurants, schools and leisure facilities. Combining a sought-after rural location with excellent potential, this charming cottage offers a rare opportunity to create a wonderful home in a picturesque corner of West Devon.

The accommodation comprises an entrance hall with small lobby and a ground floor bathroom, study (which has recently been replastered and about to be repainted). A character timber part stained glass door leads into the principal reception lounge/dining room with recently installed woodburning stove set in attractive fireplace. The kitchen/breakfast room has a range of wall and base units, with walk-in pantry, further lobby with storage cloaks cupboard, log store and a useful downstairs cloakroom. On the first floor are three generous bedrooms all enjoying countryside views and built-in wardrobe space.

Gardens are laid to lawn with mature hedge borders, ready for those wishing to landscape themselves. Backing onto open farmland. Drive opposite the cottage provides parking for at least 3 cars.

























Entrance Hall
With Lobby

Study
8'2" x 7'2" (2.50 x 2.20)

Ground Floor Bathroom

Lounge/Dining Room
22'10" 13'10" (6.98 4.24)

Kitchen/Breakfast Room
13'3" x 13'0" (4.06 x 3.98)

Walk-in Pantry

Porch

Cloakroom

Log Store

First Floor Landing

Bedroom 1
13'4" x 12'9" (4.08 x 3.90)
Plus Eaves

Bedroom 2
15'8" x 10'9" (4.78 x 3.30)
Plus Eaves

Bedroom 3
11'11" x 11'0" (3.65 x 3.37)

Services
Mains water and electricity. Private drainage. Night storage heating.

EPC
E45

Local Authority
West Devon Borough Council - Band C

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.

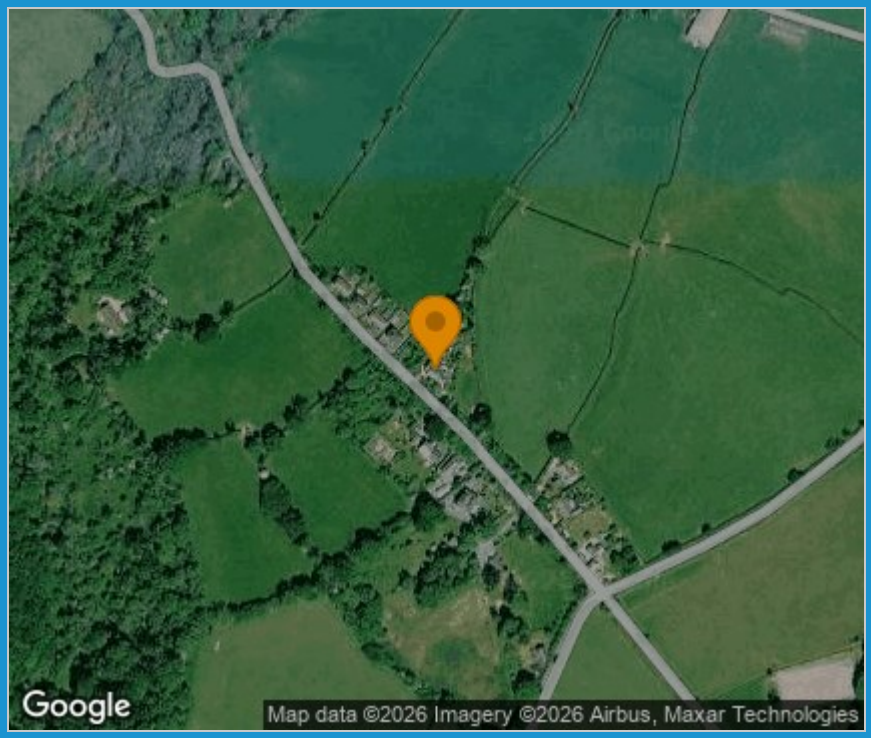
Directions
Leave Tavistock on the A386 towards Plymouth. Enter Horrabridge and turn left into Graybridge Road, continue down the hill into Station Road, over the bridge, turn right onto Commercial Road, then right again onto Bedford Road. Continue out of the village on this road until you reach a crossroads. Turn left here by the house with a letter box in the wall, proceed along this road out of the hamlet and as you go down the hill the property will be found on the right hand side.
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Floor Plan

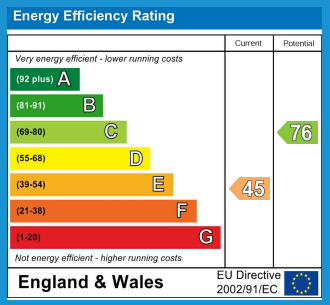


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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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.

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