

LAWSON
Estate Agency...Only Better



The Old Station, Horrbridge, Yelverton

Yelverton

Guide Price

£675,000

Lawson delighted to market this beautifully appointed detached, luxury family home. The property is just a short distance from all amenities and is conveniently located upon Drake's trail. The property is approximately 25 years old, and benefits from well maintained accommodation comprising, composite front door with a covered porch way leading to an entrance vestibule; with wood effect flooring, a dog legged carpeted staircase to the first floor landing. Cloakroom with a low level WC wash and basin, window to the front elevation. the sitting room is a large, spacious, double aspect room with windows to the front and rear elevations, with a feature fireplace with a stone surround, cast iron insert, granite hearth & living flame effect fire, insert spotlights and far reaching views, door to a study; with fitted shelving, desk unit and window to the front elevation, door leads to a fantastic extended, open plan kitchen/dining room; with a matching range of base and eye level storage cupboards with oak and quartz work surfaces, an integral stainless steel sink drainer unit with a Quoker hot water mixer tap, window to the rear elevation and bi-folding doors opening out to the garden with far reaching views over the village and Dartmoor, inset spotlights, would effect flooring, wine fridge, induction, hob, Neff extractor and twin ovens, dishwasher opening through to utility fitted with a matching range of base and eye level storage cupboards, post formed and roll top work surfaces, a Valiant combination boiler, plumbing for a washing machine, space for tumble dryer and stainless steel sink drain unit with a mixer tap and window to the side, door to the rear with a fitted bench unit, shelving and coat hooks.

The main hallway with carpeted stairs ascend to the first floor landing with a pull down loft access, a loft ladder and a door to bedroom one; a double aspect room with windows to the front and rear elevations with far reaching views. Ensuite shower shower room with oversized shower cubicle with a direct feed shower unit with a drencher head, extractor, spotlights, low level w.c, wash basin with storage beneath. Bedroom two, a further double has window to the rear with wood effect flooring. Bedroom three a double has a window to the front. Bedroom four, a good sized single has a full range of fitted wardrobes with sliding doors and shelving. Family bathroom is fitted with a matching white four piece suites comprising low level WC, a pedestal wash hand basin, a double ended spa bath, tile effect flooring and half tiled walls, window to the rear elevation.

Externally to the front of the property, there's a brick driveway, providing parking for several vehicles leading to the garage, which has an electric up and over door, power and light, and a storage area to the rear. Above the garage is a fantastic family/games room with power and light, electric heating, Velux windows and windows to the side elevations, small kitchenette with a range of base and eye level units. The cloak room with a low level WC and wash hand basin to the front. The front garden is lawned for ease of maintenance, with a decked terrace and a flagged pathway to the front door leading to to the rear. The rear garden has two attractive granite patios, its fence enclosed with a level lawned and far reaching views. The property has the benefit of double glazing throughout and gas fired central heating via the boiler in the utility room.

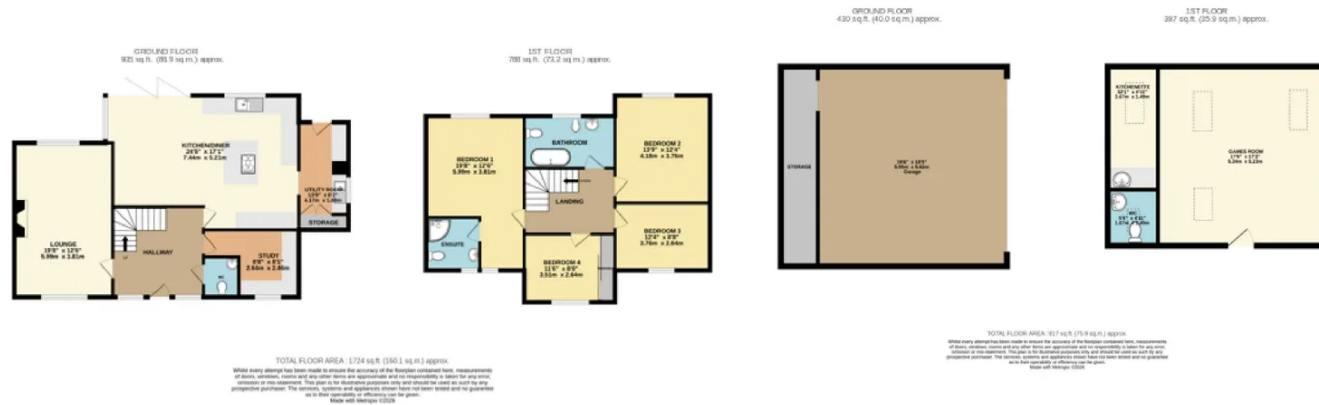


OUTGOINGS

We understand the property is in band 'F' for council tax purposes and the amount payable for the year 2026/2027 is £2705 . These details are subject to change.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage xxx, broadband connection xxx.



ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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