



Yeoland Down







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Golf Links Road, Yelverton, Devon, PL20 6BN

Roborough Common Adjacent • Golf Club 150 yards • Yelverton Parade 1 mile • Tavistock Town Centre 7 miles • A38 Access 6 miles • Plymouth City Centre 8.5 miles (Derriford Hospital 5 miles)

For sale for the first time in 36 years, with no onward chain, a superbly proportioned, bright and versatile, south-facing house and large, colourful, wooded gardens and grounds of 1.01 acres, in a highly desirable, edge-of-moorland setting.

- South-facing, Early 20th-century Home
- 4 Comfortable, Versatile Receptions
- Extensive, Colourful Gardens, 1.01 Acres
- Superb Edge-of-moorland Location
- Freehold, No Onward Chain
- 6 Bedrooms (4 Doubles), 2 En-suites
- Bright and Well-proportioned
- Tree-lined Drive and Detached Garage
- Close to Yelverton, Tavistock, Plymouth
- Council Tax Band: F

Guide Price £975,000

Stags Tavistock

Bedford Square, Tavistock, Devon, PL19 0AH

01822 612458 | tavistock@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

This substantial home occupies an exceptionally desirable and discreet position directly adjacent to Roborough Common, enjoying immediate access to open moorland (although outside the National Park boundary) and an excellent degree of peace, privacy and shelter, behind its gated driveway and wooded grounds. Yelverton's popular parade and village centre are around a mile away, whilst the village's golf club and renowned moorland course lie just 150 yards away. The property is also well placed for Plymouth (8.5 miles), Derriford Hospital (5 miles), Tavistock (7 miles) and the wider expanse of Dartmoor.

Yelverton itself is a highly sought-after village offering an excellent range of day-to-day amenities, with its parade including a Co-op mini-supermarket, local butchers, delicatessen, café and pharmacy, together with a GP Surgery, Texaco fuel station, Post Office and Veterinary Surgery, plus a number of eateries and the well-regarded Rock Inn. Sports facilities include golf, cricket, tennis and bowling clubs. In all, Yelverton offers a superb standard of living with a wonderful sense of community. The desirable town of Tavistock lies 6.5 miles away, whilst Plymouth provides a wide range of attractions, coastal access and transport links via the A38 Devon Expressway to the M5 and beyond.

DESCRIPTION

This extremely impressive and well-proportioned, extended family home dates to the early-20th century, likely the inter-war period, and is now offered to the market with no chain, having been a well-loved home to our clients for 36 years. The characterful accommodation totals almost 3,000 sq.ft, comprising six bedrooms, three bathrooms and four reception rooms, all of which have high ceilings and large windows, allowing for plenty of natural light. Whilst the house has been well maintained, some modernisation will now be required, providing considerable scope for an incoming owner to mould the property to their tastes and requirements. Enjoying a south-facing rear aspect, almost all of the principal rooms look out over the wonderful gardens and grounds, which total just over 1 acre and are awash with colour, and also feature a good-sized gated driveway and detached garage.

ACCOMMODATION

Throughout the house there are notable features of the property's age, including panelled doors, detailed architraves, picture and dado rails, and high skirting boards. Of particular note, the house was re-roofed in 1990. The property is accessed at the front beneath a Georgian-style porch into a central reception hallway, to one side of which is a cloakroom.





From here, the ground floor accommodation can be summarised as follows: a principal sitting room centred around an open fireplace with a stone and timber surround, enjoying a dual aspect and extending into a sun room overlooking, and leading out to the rear gardens; an adjoining dining/family room, featuring original built-in cupboards, sash windows overlooking the gardens, and a gas fireplace with a stone hearth; a dedicated study, again dual aspect, looking out over the colourful side gardens; the kitchen, which leads into a dual-aspect breakfast room, and; a dedicated utility/boot room. The kitchen is equipped with a comprehensive range of cupboards and cabinets with roll-top work surfaces, incorporating a stainless steel sink and double drainer, a Hotpoint four-ring electric hob, and a Creda double oven, with space for a dishwasher and an upright fridge freezer.

Off the bright, galleried first floor landing are six bedrooms in all, including four doubles, two of which are served by their own en-suite bathrooms, and of those, one features double fitted wardrobes. Two further bedrooms enjoy a dual aspect, one of which is fitted with a range of built-in furniture, together with two matching, generously sized single rooms overlooking the gardens, both with built-in wardrobe space. There is also an airing cupboard and a fully tiled, standalone family bathroom comprising both a panelled bath and a shower enclosure, plus a separate WC adjacent.

OUTSIDE

The house is approached over a gated, tree-lined driveway leading to a parking and turning area for multiple vehicles and on to a detached single garage. Behind the garage is a blockwork tool and machinery store, and there is a further former single garage in need of restoration. The property's large gardens are mainly level and predominantly south-facing, filled with tremendous colour and variety, including numerous flowering shrubs and specimen trees such as variegated holly, rhododendrons, camellias, azaleas, roses, magnolias, and apple trees. There is a former tennis lawn, a wildlife pond, an area of wildflowers and a small, wooded glade providing shelter.

SERVICES

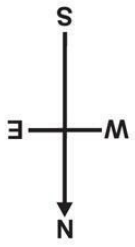
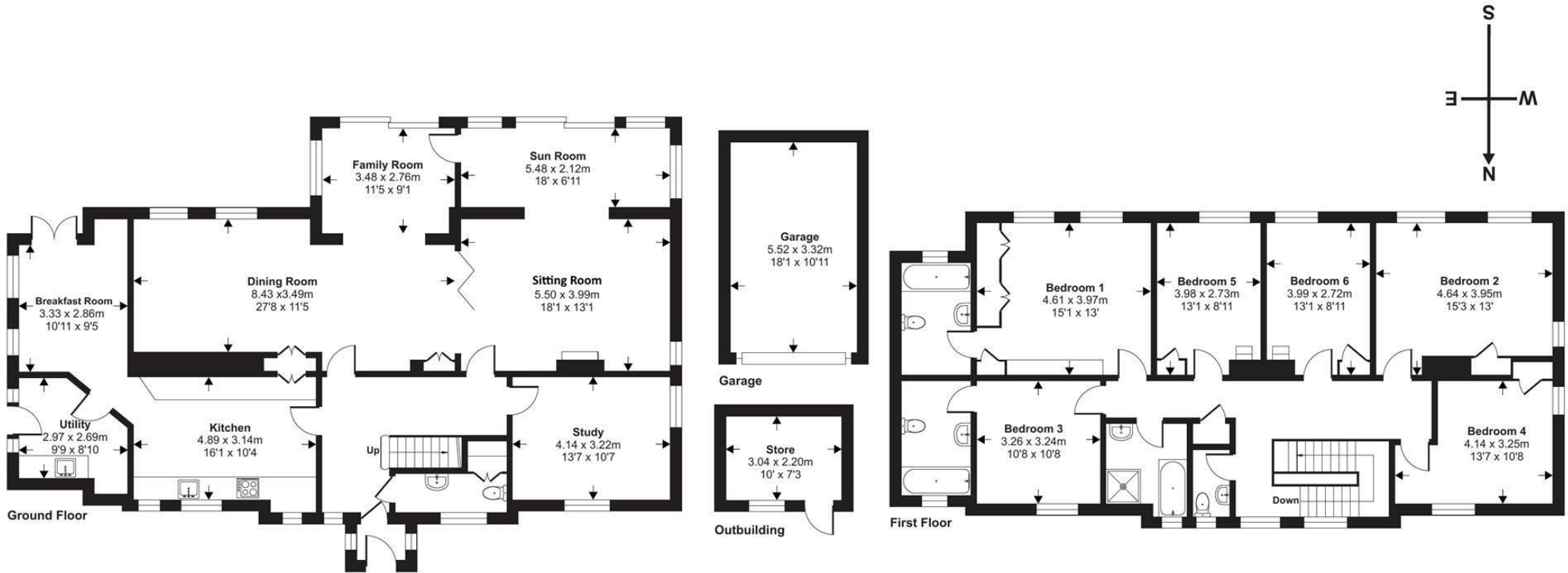
Mains water, gas and electricity. Gas central heating. Private drainage via a Klargestor septic tank. Ultrafast broadband is available. Variable mobile voice/data services are available with all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

VIEWING AND DIRECTIONS

Viewings are strictly by prior appointment with the vendor's sole agent, Stags. The What3words reference is [///solution.playfully.hips](https://www.what3words.com/solution.playfully.hips). For detailed directions, please contact the office.

Approximate Area = 2950 sq ft / 274 sq m
 Garage = 197 sq ft / 18.3 sq m
 Outbuilding = 72 sq ft / 6.6 sq m
 Total = 3219 sq ft / 298.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2026. Produced for Stags. REF: 1462932



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



