

D. R. Kivell
COUNTRY PROPERTY



Yew Tree Cottage

Dippertown, Lewdown, Devon



Yew Tree Cottage, Dippertown, Lewdown, Devon, EX20 4PT

Lewdown 2 miles

A30 3 miles

Launceston & Tavistock 8 miles

Plymouth 23 miles

Exeter 38 miles

 5 Bedrooms

 3 Reception Rooms

 2 Bathrooms

 EPC LSTD

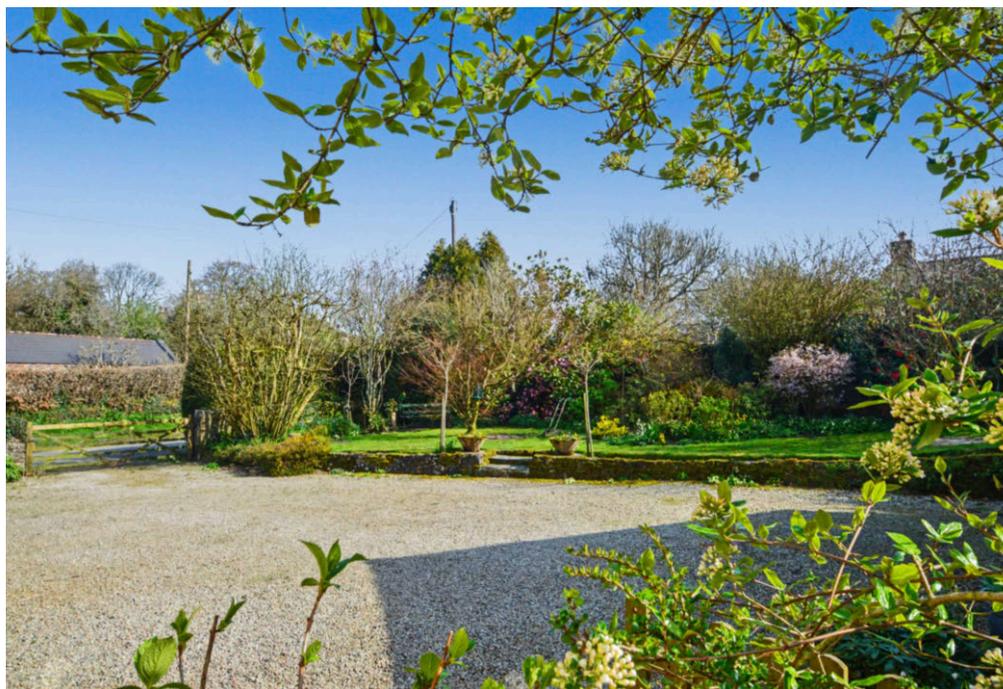
Superbly presented 5 bedroom, 3 reception room grade II* listed house full of character and charm in a quiet, easily accessible location. Extensive landscaped and mature gardens, double garage and solar panels.



Yew Tree Cottage is located in a quiet yet accessible hamlet within Lewdown parish, the A30 at Broadwoodwidge is 3 miles to the northwest, which leads onto the M5 at Exeter.

Yew Tree Cottage is located in a quiet yet accessible hamlet within Lewdown parish, the A30 at Broadwoodwidge is 3 miles to the northwest, which leads onto the M5 at Exeter. Lewdown offers a public house with shop and primary school. Lifton, 4 miles to the west offering a public house, village shop/post office, The Arundell Arms Hotel & restaurant, primary school and the renowned Strawberry Fields farm shop.

Launceston and Tavistock are both 8 miles and Plymouth 23 miles to the south and Exeter 38 miles to the east offer more comprehensive amenities.



Yew Tree Cottage dates back to the 14th century with 17th additions and is a well-proportioned character house in an idyllic setting providing flexible family living whilst retaining its original charm, including large open fireplaces, exposed wooden lintels, beamed ceilings, oak Caernarvon arches and slate flagstone floors.

The property benefits from oil fired central heating, solar panels, part double glazed windows and was extensively renovated in the 20th century.



The accommodation briefly comprises; Slate hung storm porch leads to an impressive oak door into the spacious Entrance Hall. Cloakroom, w/c and wash hand basin. Medieval oak archway opens into a well-proportioned triple aspect sitting room with a large feature fireplace housing a wood burner with Granite surround, window seat overlooking the front drive and garden, glazed door provides access to a patio seating area and garden. Dual aspect dining hall, window seat overlooking the front drive and garden large fireplace housing the woodburning stove, oak lintel and granite surround, storage cupboard. A feature solid oak turn staircase to first floor.

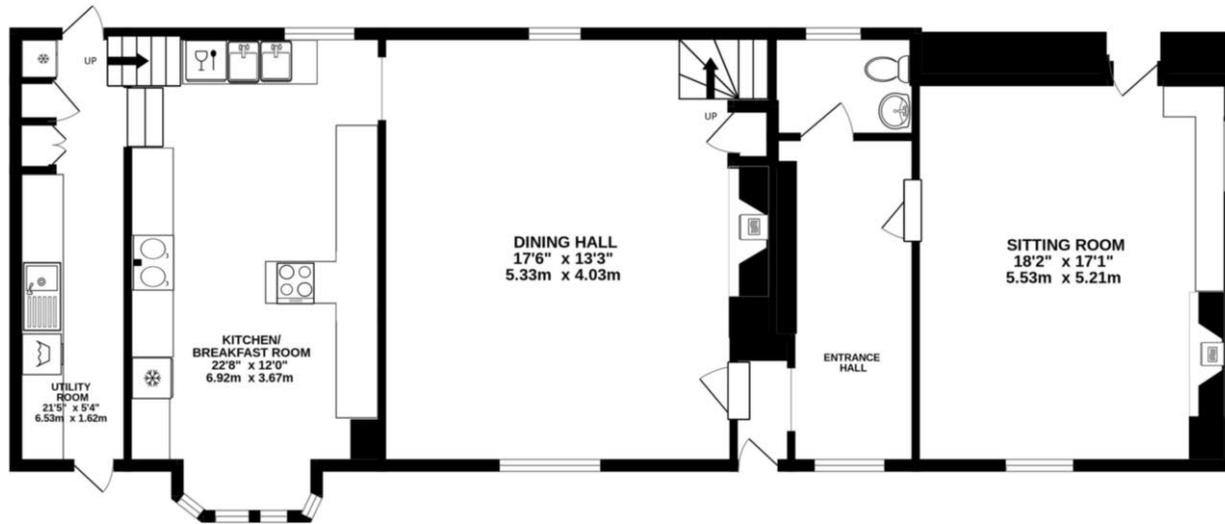
Dual aspect kitchen / breakfast room, tiled floor, fitted wall and base units, combination of solid wood, granite and tile work surfaces, double 'Butler sink', integral Siemens dishwasher, electric oven and inset four ring electric hob. Feature fireplace with inset AIMs electric Aga, space for upright fridge.



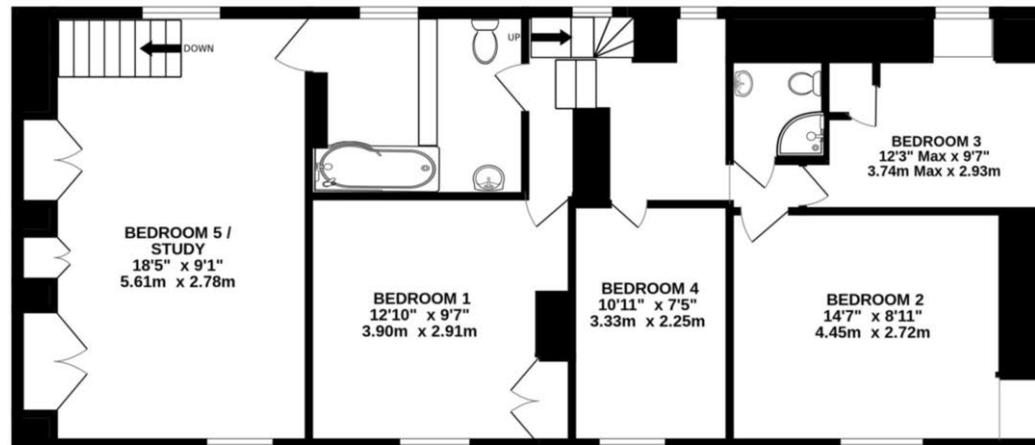
Utility/ boot room, tiled floor, fitted base units and laminate work surface, space and plumbing for washing machine, vented cupboard for tumble dryer, stainless steel sink and drainer, space for upright fridge / freezer. Door to either end providing access to the front drive, garden and garage, back door provides access to the patio and garden. Staircase rises to bedroom 5 / study.

On the first floor there is a large split level landing, 4 bedrooms (3 doubles), shower room, corner shower, vanity unit wash hand basin and w/c, heated towel rail. Family bathroom with 'P' shaped bath, shower above, w/c, vanity unit wash hand basin, heated towel rail. Dual aspect bedroom 5 / study, door to the family bathroom, second landing, staircase descends to the utility / boot room.

GROUND FLOOR



1ST FLOOR



Outside

The property is accessed off a quiet parish road through a gated entrance onto a gravelled drive with plenty of parking and a double garage. To the side of the drive is a dwarf stone wall bordering a small lawned terrace garden which has established flowerbed borders. From the driveway a gate leads to paved steps up to the vegetable garden, raised vegetable boxes and a Potting Shed: 2.87m x 2m (9'4" x 6'6") and greenhouse.

A separate paved path leads to the side of the house to the Log Store: 1.58m x 3.03m (5'2" x 9'11") and Boiler Room: 1.31m x 1.74m (4'3" x 5'8") housing the Worcester boiler. At the back of the house is a large west facing paved patio with an impressive hexagonal gazebo with a slate roof, lighting and electric heater. A perfect place for alfresco dining and entertaining.



Above the patio is a large gently sloping west facing lawn backing onto the Sydenham Estate offering a high degree of privacy, with an established array of plants, shrubs and productive apple trees and glorious views over neighbouring farmland. At the bottom of the lawn is a wooden gate providing access to the parish road.

Double Garage: 6.03m x 5.70m(19'9" x 18'8")
Concrete block construction, two double doors to the front, high level window, side window and pedestrian door. Power and light connected. Tap and outdoor electrical power socket outside. There is a solar array on the roof and an internal 7kw EV charger point.







Services & Information

Water – Mains
 Drainage- Private Septic Tank
 Electricity – Mains
 Heating – Externally Oil Fired Worcester Boiler - Electric heating & Woodburners
 Renewables – 21 Photovoltaic Panels with FIT payment.
 Telephone & Broadband – Open Reach Connection checker.ofcom.org.uk
 Mobile Availability – checker.ofcom.org.uk
 Council Tax Currently Band – G
 EPC –Listed
 Construction – Stone and Granite

Local Authority

West Devon Borough Council, Kilworthy Park, Tavistock, PL19 0BZ 01822 813600.

Tenure

The property is offered for sale freehold with vacant possession on completion.

Viewing Arrangements

Strictly by appointment with D. R. Kivell Country Property 01822 810810.

Directions

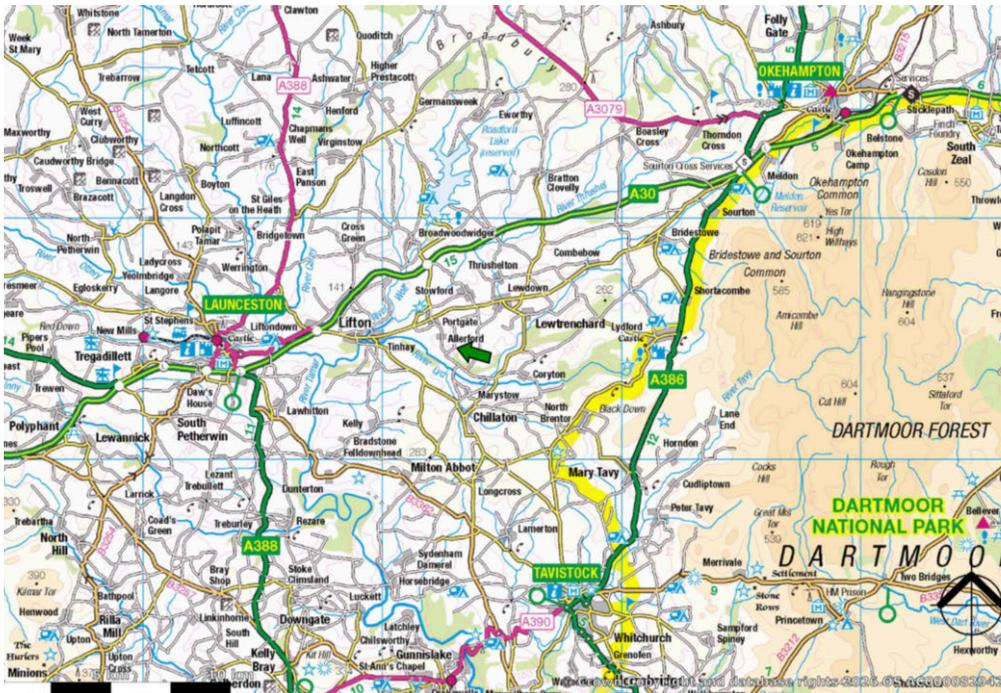
From Bedford Square in Tavistock proceed straight over the mini roundabout to Chillaton. After 2 miles take the left turn to Chillaton. Proceed through Chillaton for 1 mile, at Coryton Station cross turn left turn to Sydenham / Portgate. After 1 ½ miles take the right turn to Dippertown. After 0.3 mile Yew Tree Cottage is on the right.

What3words Location Finder

///cinemas.abolish.grub

Agent's Notes

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.



DRK



Tel 01822 810810

Email sales@drkivell.co.uk Web drkivell.co.uk

South Brentor, Tavistock Devon, PL19 0NW
121 Park Lane, Mayfair. London, W1K 7AG

