

The Shrubberies

Sowton Road, Yevlerton, PL20 6DB

Extened dormer bungalow with flexible accomodation

Guide £700,000

SALLY COLLINGS eXp

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Features

- **All enquiries please quote SC18563-1558374**
- Spacious extended dormer with flexible accommodation
- Direct access to Dartmoor National Park
- 4 double bedrooms, main bedroom with en-suite on the ground floor
- Separate living room, dining room, kitchen
- Study, craft room/bedroom 5
- Private, mature moorland garden
- Double garage, driveway for multiple cars
- **what3words//rave.prance.suitably**

Description

Situated in a peaceful setting just outside the boundary of Dartmoor National Park, this spacious, extended dormer bungalow offers wonderfully flexible accommodation, surrounded by greenery and enjoying direct access to the open moorland virtually from the doorstep.

With its generous proportions, adaptable layout and enviable position on the edge of Dartmoor, this is a home that offers plenty of possibilities, whether for family living, accommodating guests or simply enjoying the space and tranquillity of its beautiful surroundings.











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Accommodation

A welcoming entrance porch leads into a light and airy hallway, where characterful porthole windows add a lovely touch of individuality. From here, there is access to a useful downstairs cloakroom, a generously proportioned dual-aspect living room with an open fire, and a spacious double bedroom benefiting from a Jack and Jill en-suite bathroom, which also connects to the rear hallway.

The dining room, which could equally serve as a second sitting room, provides ample space for a large family dining table and flows naturally through to the generous kitchen/diner, creating a sociable and practical space for everyday living. Adjacent to the kitchen are a separate boiler room, a useful utility room and a study, ideal for those working from home.

A further doorway leads through to the rear hallway, providing access to a fourth bedroom and an adjoining room, currently suited to use as a craft room or dressing room, but could be a fifth bedroom adding yet more versatility to the accommodation.

Upstairs, a bright galleried landing leads to two particularly spacious double bedrooms, both enjoying lovely views over the surrounding countryside. These bedrooms are served by a separate shower room.



















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Outside

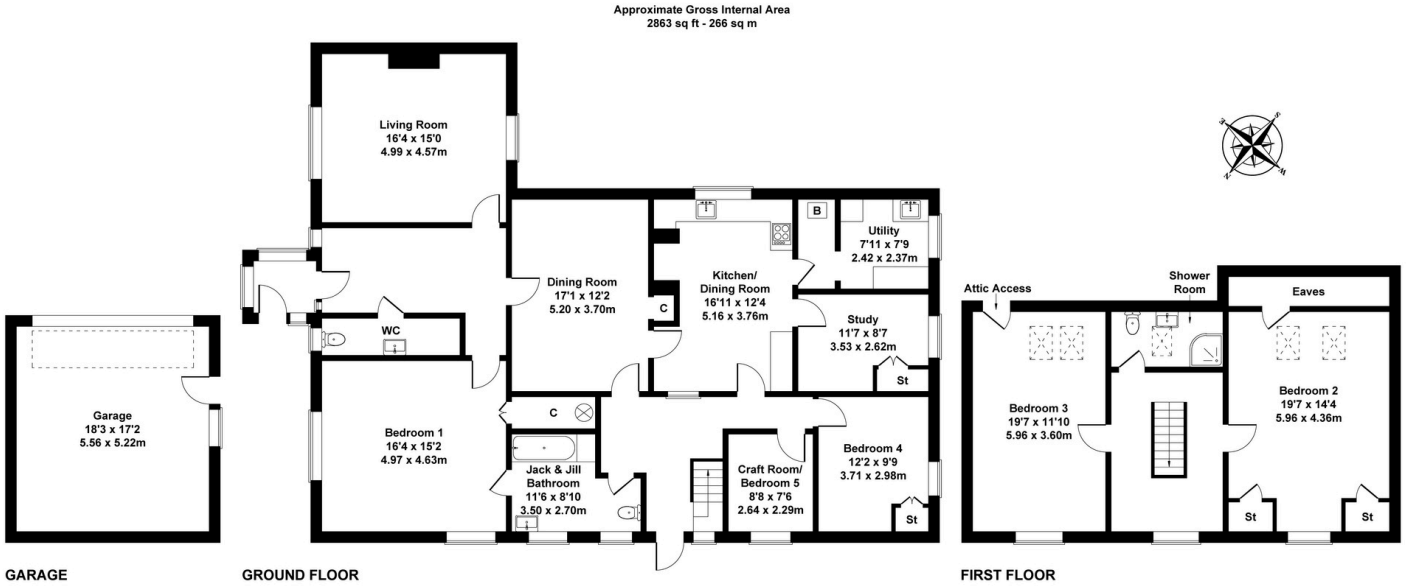
Approached through a traditional five-bar gate, the property benefits from a generous driveway providing parking for several vehicles, together with a double garage. A raised lawn, complemented by mature shrubs and trees, creates an attractive and established setting to the front.

A pathway leads around to the rear garden, where two patio seating areas offer lovely spots for outdoor dining, entertaining or simply relaxing. The lawn is bordered by established shrubs and trees, with traditional Devon banks and fencing enclosing the garden and providing a pleasant sense of privacy and seclusion.

Location

Enjoying a peaceful countryside setting on the edge of Dartmoor National Park, the property offers an excellent balance of rural living and convenience. Nearby Yelverton provides a range of everyday amenities, whilst the historic market town of Tavistock offers further shopping, dining and leisure facilities. Plymouth and Derriford Hospital are also within easy reach.

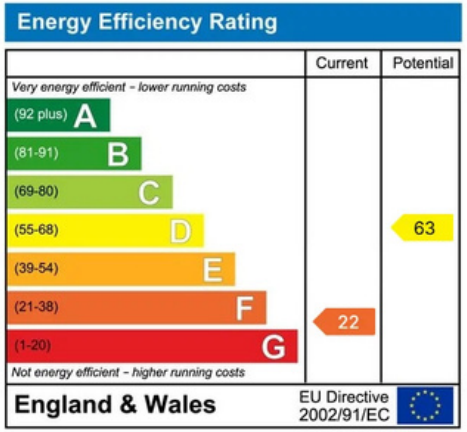
The area benefits from a good selection of primary and secondary schools, including independent schooling at Mount Kelly. Dartmoor's stunning open countryside is close at hand, offering wonderful opportunities for walking, cycling, horse riding and exploring the surrounding moorland and picturesque villages.



Material Information

Scan the QR code for further material information on this property.





Agents Notes

Tenure: Freehold
Council tax band: F
Services: Mains Electric, Mains Water, Private Drainage
Heating: Oil
Broadband:
(https://checker.ofcom.org.uk) ADSL

The property is currently undergoing first registration with HM Land Registry.

The property benefits from a vehicular right of access over the lane to the front, which is owned by Dartmoor National Park Authority.

The property shares a sewage treatment system with the neighbouring property. The system is situated within the boundaries of The Shrubberies and was installed in 2018. There is currently an informal arrangement between the owners regarding its maintenance and upkeep.

The seller has advised that bats are present in the loft space. Bats and their roosts are legally protected, and prospective purchasers should seek appropriate advice before undertaking any works that may affect them.

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Viewings:
Strictly through the vendor's sole agents
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Consumer protection from unfair trading regulations 2008:
These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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