



Trevenevow











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Crapstone Road, Yelverton, Devon, PL20 6BT

Roborough Common Adjacent • Yelverton Parade 1 mile (by road) • Tavistock Centre 7 miles • A38 Access 7 miles • Plymouth City Centre 9 miles (Derriford Hospital 6 miles) • Exeter (via A38) 51 miles

Available chain-free, a substantial, elegant period house on the edge of open moorland, offering bright and comfortable, traditional accommodation of 3,150 sqft, set amongst truly exceptional, south-west-facing, mature gardens, 1.14 acres in all.

- Superbly Bright, Characterful Period Home
- Maintained In Truly Wonderful Condition
- 4 Versatile Reception Rooms
- Double Garage and Gated Driveway
- Freehold, No Chain
- Superb Edge-of-moorland Location
- 4 Large Double Bedrooms, 3 Bathrooms
- Exceptional Varied Gardens, 1.14 Acres
- Close to Yelverton's Parade and Centre
- Council Tax Band: G

Guide Price £1,095,000

## Stags Tavistock

Bedford Square, Tavistock, Devon, PL19 0AH

01822 612458 | [tavistock@stags.co.uk](mailto:tavistock@stags.co.uk)

## The London Office

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

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty



## SITUATION

This handsome and elegant period home occupies a private, picturesque and sheltered plot of 1.14 acres, in a highly desirable, edge-of-moorland location, adjacent to Roborough Down. Yelverton's popular parade and village centre are around a mile away by road, or approximately half a mile on foot across the common, whilst the village's golf club and renowned moorland course lie within three-quarters of a mile. The property is also well placed for Plymouth (9 miles), Derriford Hospital (6 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.

## DESCRIPTION

This simply magnificent, detached family home dates, we understand, to 1865, and has been a cherished home to our clients for over 20 years. During their ownership, the house has been restored, refurbished and extended to an exceptional standard, with incredibly high attention to detail, including a new roof (2015), external redecoration (2024), a new boiler (2021) and, over the course of their tenure, a programme of total internal refurbishment and decoration, including flooring, carpets, central heating and wiring, as well as new kitchen and bathroom fixtures, giving any new owner complete peace of mind. Internally, the house is characterised by large, bright, detailed rooms, comprising four large double bedrooms, three bathrooms and four reception rooms, totalling some 3,150 sq.ft. Externally, the southwest-facing gardens are breathtaking and have been equally meticulously planned and arranged to offer some truly beautiful and colourful outdoor space with incredible breadth of appeal. Finally, this standout home benefits from high energy efficiency, with a C-rated EPC, and is offered with no onward chain.

## ACCOMMODATION

Throughout the house, there is an array of character touches and period features, including double glazed hard wood and stained glass windows, detailed architraves, high skirting, dado rails, numerous fireplaces and built-in cupboards, detailed coving and ornate ceiling roses, and an original mosaic-tiled floor. An open storm porch leads through a tiled vestibule into a beautiful, central reception hallway, from where the ground-floor accommodation can be summarised as follows: a warm and comfortable principal sitting room focused around a black marble fireplace housing a multi-fuel stove, with a French door out to the garden; a graceful, bay-fronted dining room with original display cabinets, featuring a cast iron fireplace with a marble surround; a dedicated study with its own cast iron fireplace and a bay window overlooking the gardens; the very well-equipped kitchen; an adjacent breakfast room looking over the front garden, complete with a walk-in pantry; a utility/boot room providing covered external access out to the gardens, and; a cloakroom.







The kitchen units encompass an excellent range of cupboards and cabinets with black granite worktops, incorporating a double ceramic sink with drainer grooves and space below for a dishwasher, plus a matching island housing a four-ring NEFF induction hob and double electric ovens beneath, plus a built-in wine rack. Additionally, there is a three-oven gas Aga with dual hot plates, and space for an American-style fridge-freezer.

On the first floor are four very generous double bedrooms, including the master, which overlooks the rear gardens through a bay window, is equipped with extensive fitted wardrobe space and is served by a very tasteful en-suite shower room with a "his and hers" double vanity unit. Off the half-landing is a standalone family bathroom with both a freestanding slipper bath and a corner electric shower, and a further standalone shower room with a tiled, mains-fed corner shower enclosure.

### OUTSIDE

The house is approached through a pillared, gated drive into a gravelled parking and turning area for several vehicles, flanked by well-stocked borders featuring an array of specimen and colourful flowering shrubs, including several Japanese acers and camellias. Within the drive is a detached double garage with twin up-and-over doors, plus power and lighting, behind which are a sizeable log store and a pent shed.

The house's rear gardens extend away to the southwest of the house and have been beautifully kept and arranged, and thoughtfully planted with incredible variety and colour. Immediately at the rear of the house is a paved sun terrace with steps leading down to the principal lawn, which has some extremely colourful and well-kept shrubs around its perimeter, including mature rhododendrons. A timber pergola, adorned with wisteria, leads down to the middle and lower gardens, which are arranged with a number of raised vegetable planters, several apple and cherry trees, plus a greenhouse, several rainwater butts and a timber tool shed. Further still, the lower garden is set to lawn but could, for example, be adapted as a small paddock for domestic livestock, rewilded, or planted as an orchard.

### SERVICES

Mains water, gas and electricity. Zoned, gas-fired central heating system. Solar thermal panels (2007). Private drainage via a 1000-gallon septic tank (2009, shared with neighbouring property). 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.

### AGENT'S NOTE

Our clients will have an up-to-date condition report for the electrical installation and a compliance report for the septic tank, available to a prospective purchaser.

### VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendor's sole agent, Stags. The What3words reference is [///warms.allow.volunteered](https://www.what3words.com/#!/en/0G9P-0G9P-0G9P). For detailed directions, please contact the office.

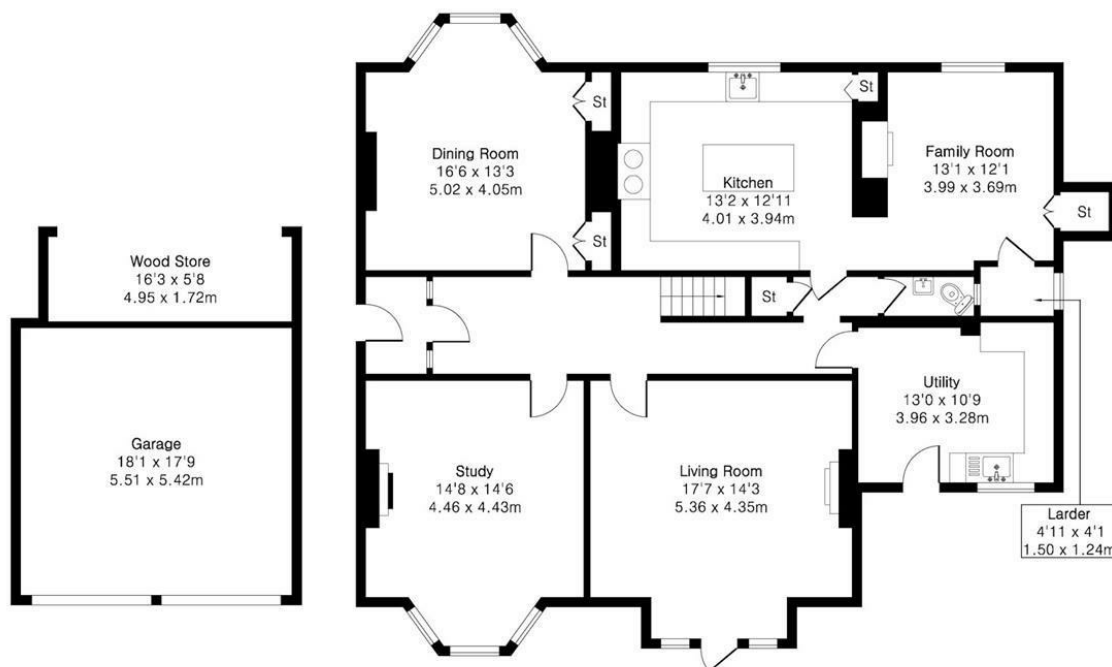


**Approximate Gross Internal Area 3471 sq ft - 323 sq m  
(Including Garage)**

Ground Floor Area 1600 sq ft - 149 sq m

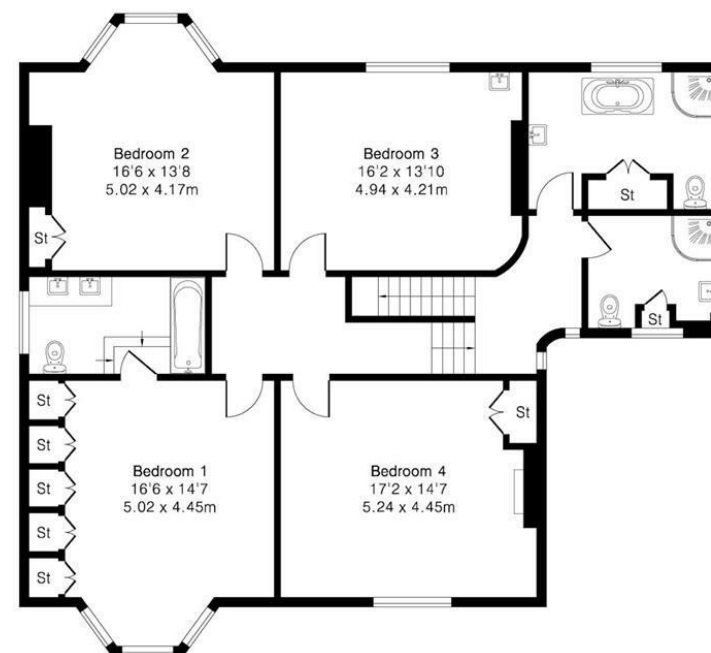
First Floor Area 1451 sq ft - 135 sq m

Garage Area 420 sq ft - 39 sq m



Garage

Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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) <b>A</b>                          |         | <b>89</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |







