



Brook Lodge



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Sampford Spiney, Devon, PL20 7QT

Open Moorland (plaster Down) 0.8 miles • Horrabridge 1 mile •
Yelverton 3 miles • Tavistock 4.5 miles • Plymouth 12 miles

A hugely flexible, chain-free countryside property offering excellent potential for refurbishment and remodelling, complete with wrap-around gardens and a paddock, 1.04 acres in all.

- 5/6 Bedroom Property
- 3 Bathrooms
- Driveway & Garage
- Scope to Remodel/ Extend (STP)
- Country Home in 1.04 Acres
- Attached Paddock and Stable
- Hugely Quiet and Private Location
- Close to Open Moorland
- Freehold
- Council Tax Band: E

Guide Price £525,000

SITUATION

This countryside property is located in the peaceful, semi-rural settlement of Brook, which forms part of the wider Dartmoor village of Sampford Spiney. Open moorland is accessible in several directions, including at Huckworthy Common (500 yards) and Plaster Down (0.8 miles), whilst local amenities are available in Horrabridge (1 mile) and Yelverton (3 miles).

The popular village of Horrabridge sits along the River Walkham and is well-served by local amenities including a convenience store and two popular pubs. The desirable village of Yelverton has a parade of shops featuring a mini-supermarket, local butchers, delicatessen, cafe and pharmacy, whilst the village also has a GP Surgery, Texaco fuel station, Post Office and Veterinary Surgery. For sports enthusiasts, golf, cricket, tennis, and bowling clubs are all nearby.

The thriving town of Tavistock, only 4.5 miles away, offers a superb range of shops, schools and facilities, including the sought-after private and independent school, Mount Kelly, whilst Plymouth city centre is located 10 miles to the south.



DESCRIPTION

This individual countryside home has been in our client's family's ownership for 25 years and is now offered to the market with no onward chain. Offering extremely flexible accommodation with up to five bedrooms, three bath/shower rooms and two reception, the house is now in need of refurbishment and modernisation. The property's plot amounts to just over an acre, comprising wrap-around gardens and an adjoining paddock with timber stabling, and there is driveway parking and an attached garage. There appears to be significant potential to extend and/or remodel the house itself, subject to any necessary consents or approvals, in order to create a unique home of an incoming buyer's choosing.

ACCOMMODATION

The property is accessed into a small entrance hall, with the ground floor accommodation then comprising: a dual-aspect sitting room centered around a granite open fireplace; two adjacent bedrooms; an inner hallway containing patio doors to the garden; the kitchen; a further reception/bedroom; a double bedroom, and; a wet room. The kitchen is equipped with various cupboards and cabinets, with spaces for plumbed appliances and an electric freestanding cooker, whilst to one side is a pantry/utility which also provides rear access. Also off the inner hallway is an airing cupboard, a deep walk-in linen cupboard and stairs turning and rising to the first floor with storage underneath. On the first floor are two further double bedrooms, including a triple aspect master room with an en-suite shower room and deep fitted wardrobe space, and a further standalone bathroom. The property is oriented so that many of the rooms enjoy an attractive outlook over the garden or paddock.

OUTSIDE

A gated driveway provides ample parking for several vehicles in addition to the attached single garage. The property's gardens wrap around the house and are comprised primarily of lawn with deep, mature hedge and shrub borders. To one side is a former kitchen garden which still houses several fruit trees including, apple, plum and pear. Accompanying the gardens is an enclosed paddock of just over half an acre, served by a timber-built stable building in need of repair or replacement. There is separate gated access out from the paddock, with direct outriding available nearby at Plaster Down, leading out to the full expanse of Dartmoor National Park.

SERVICES

Mains water and electricity. Private drainage via a septic tank (condition and compliance with current regulations unknown). Oil-fired central heating. Superfast broadband is available. Limited mobile voice/data services are available with EE, O2 and Vodafone (Source, Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the sole agents, Stags. The what3words reference is ///dare.confined.circulate. For detailed directions please contact the office.



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.



Approximate Area = 1789 sq ft / 166.2 sq m
 Limited Use Area(s) = 91 sq ft / 8.4 sq m
 Garage = 140 sq ft / 13 sq m
 Total = 2020 sq ft / 187.6 sq m
 For identification only - Not to scale

First Floor

- Bedroom 1: 5.31 x 3.78m (17'5" x 12'5")
- Bedroom 2: 4.75 x 3.30m (15'6" x 10'10")
- Down

Ground Floor

- Bedroom 3: 3.56 x 3.51m (11'8" x 11'6")
- Kitchen / Breakfast Room: 3.66 x 2.57m (12' x 8'6")
- Utility: 2.44 x 1.52m (8' x 5')
- Sitting Room 1: 4.65 x 3.02m (15'3" x 9'11")
- Up

Lower Level

- Bedroom 5 / Study: 3.18 x 2.13m (10'5" x 7')
- Sitting Room 2: 5.94 x 3.66m (19'6" x 12')
- Bedroom 4: 3.56 x 2.74m (11'8" x 9')
- Garage: 4.72 x 2.72m (15'6" x 8'11")

Energy Efficiency Rating

Current	Potential
70	38

Very energy efficient - lower running costs
 (102 plus) A
 (81-91) B
 (69-80) C
 (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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