



Town • Country • Coast



Station Road

Horrabridge, Yelverton

Guide Price £425,000



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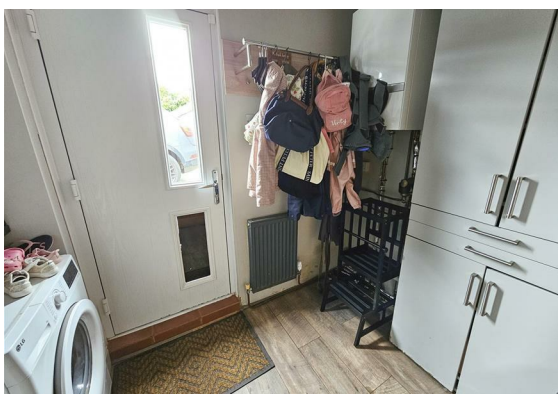
In a central location in the sought after village of Horrabridge, the well presented, spacious and detached London House offers a perfect mix of character features and modern convenience, with five double bedrooms, a large and modern open plan kitchen/diner, separate good sized lounge, ground floor bathroom, four first floor bedrooms and a shower room with a further double bedroom and WC on the second floor. There is also private parking and a low maintenance, enclosed garden with a generous garden pod/gym/office.

As you enter the home, you will appreciate the thoughtful layout that maximises space with the open plan kitchen/dining room - with integrated appliances and modern touches, including Quooker tap, double oven, induction hob and integrated dishwasher as well as breakfast bar area, patio doors opening out onto the garden and focal multi fuel stove to warm those winter nights. There is also a handy utility room with door out to the rear. The living room boasts large windows and provides ample space for family evenings. A ground floor bathroom offers flexibility for a family.

Upstairs are four good sized bedrooms, the master being very generous in size, and a modern shower room. On the second floor is a separate double bedroom and a further WC, ideal for guests. The property boasts a generous garden pod, which can serve as an office, gym, or a tranquil retreat for relaxation. This versatile space is equipped with power and lighting, making it suitable for various uses to fit your lifestyle.

Outside, the garden is enclosed, and provides patio seating and low maintenance Astro-turf. On the other side of the property is a further enclosed patio area, allowing you to follow the sun around throughout the day. There is a parking space to the rear with gate leading to the garden and access into the property.

The village is known for its picturesque scenery and community spirit, making it a wonderful place to call home.





Entrance Hall

Dining Room

13'9" x 9'7" (4.21 x 2.94)

Kitchen

18'11" x 9'1" (5.77 x 2.78)

Utility Room

Living Room

15'4" x 16'1" (4.69 x 4.91)

Ground Floor Bathroom

6'1" x 6'7" (1.87 x 2.01)

Master Bedroom

10'4" x 15'10" (3.16 x 4.85)

Bedroom 3

9'5" x 9'4" (2.88 x 2.87)

Bedroom 4

9'11" x 8'8" (3.03 x 2.66)

Bedroom 5

7'2" x 12'0" (2.20 x 3.66)

Shower Room

Second Floor

Bedroom 2

15'10" x 12'3" (4.84 x 3.75)



WC

Tenure

Freehold

Services

Mains gas, electricity, drainage and metered water.

Council Tax Band

D

EPC

D62

Situation

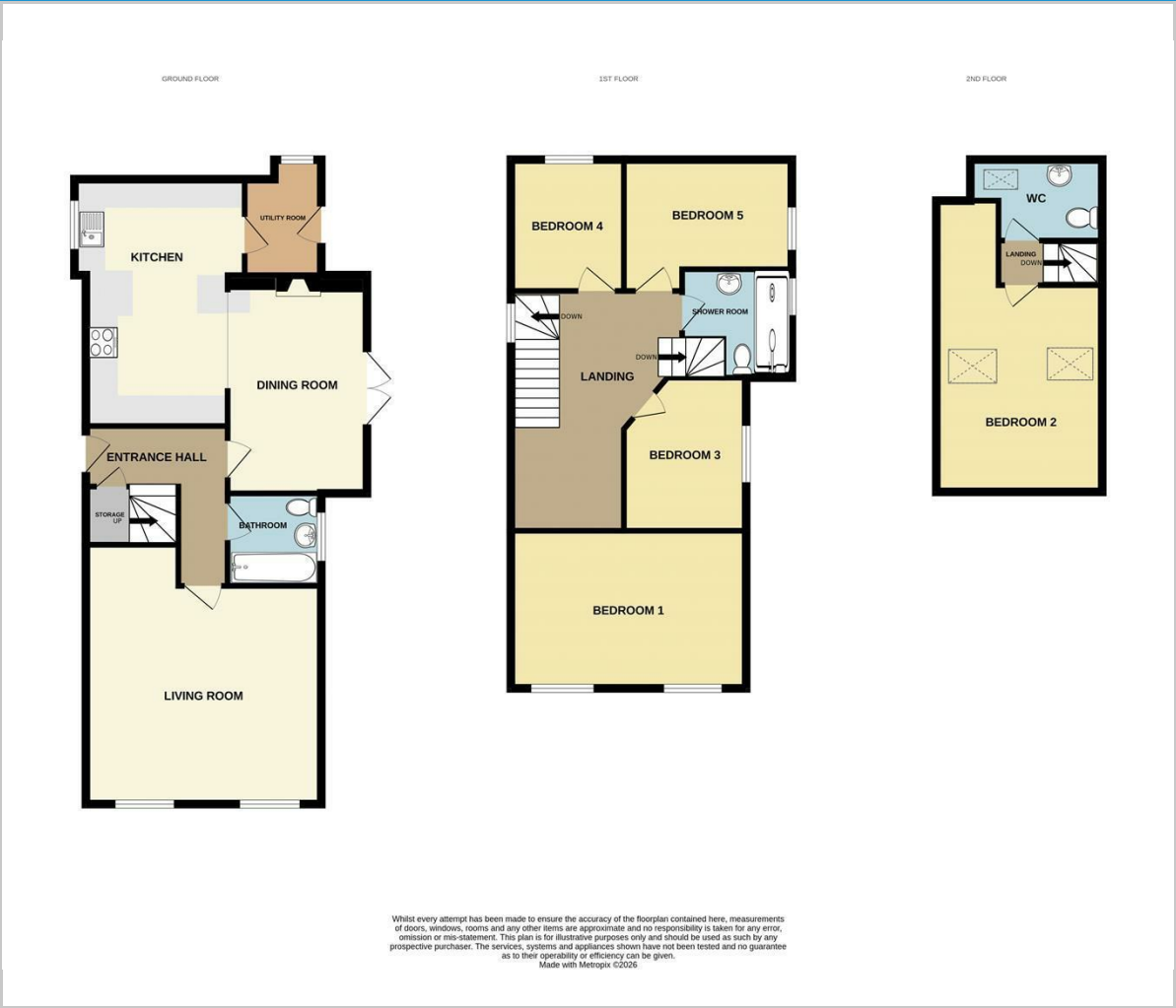
Horrabridge is a moorland village located on the eastern edge of Dartmoor. Walk on Dartmoor are within easy reach and commuting whilst it is also popular with those who need to commute to Plymouth. There is a vibrant community in the village with a number of local shops & two public houses. The popular Drakes Trail runs through the village and this property offers easy access onto it, providing a gentle walk or cycle to Tavistock or Yelverton & beyond.

Directions

From Tavistock, take the A386 towards Plymouth. Upon reaching the village of Horrabridge, turn left into Graybridge Road. Follow this road down the hill, where the property can be found on the left.



Floor Plan



Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

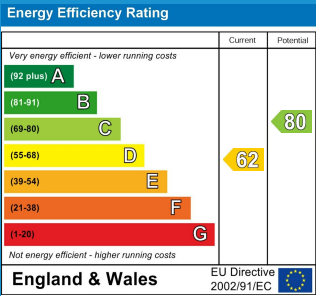
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Area Map



Energy Efficiency Graph



AML CHECKS

To comply with Anti-Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non-refundable once the check has been completed.