



Town • Country • Coast



Whitchurch Road  
Horrabridge, Yelverton

Guide Price £375,000



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## Whitchurch Road

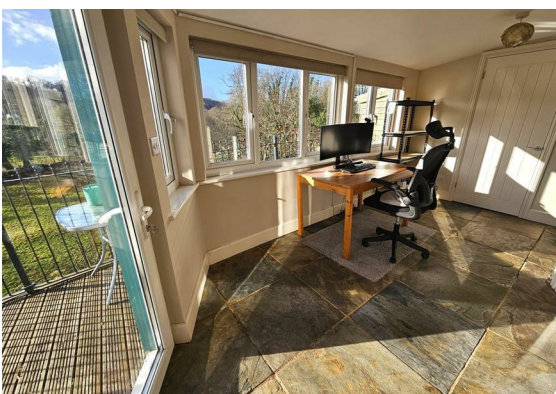
Horrabridge, Yelverton

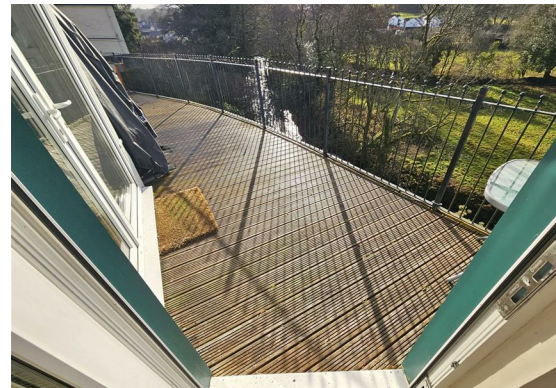
Occupying a sought after village location and enjoying stunning views over the gardens and the Walkham River from a private south facing balcony, is this charming period cottage, believed to date back circa 1800s. Offering spacious and flexible accommodation with three reception rooms and two double bedrooms. There is a driveway providing off road parking, steps down to a garden and delightful riverbank setting. NO ONWARD CHAIN.

As you enter the hallway, stairs lead to the first floor and doors lead to the main reception rooms, being a sitting room with attractive ivory coloured woodburning stove and doors into a Sun Room/Study, which has been used as an occasional bedroom to absorb the stunning views. A useful store which has been used as a utility area. Off the hall, there is an extensive dining room, with further woodburning stove, recessed shelving and cupboards, with double doors opening onto the balcony, perfect for entertaining. From the dining room a door leads into the kitchen with solid oak worktops, range cooker with six ring gas hob, with contemporary extractor fan over. Inset double sink, space for fridge/freezer, stylish oak shelving. Enjoying superb views and a door leading out onto the balcony.

On the first floor, a spacious landing with windows overlooking the spectacular view, offers space for seating, a chaise or even a desk if desired. Doors lead to two generous double bedrooms, main bedroom with door onto its own private balcony, cast iron Victorian style fireplace and further recessed cupboard housing the mains gas fired boiler. The second bedroom has a recessed cupboard. A stylish bathroom boasts bath with shower over, basin and WC.

Outside, timber gates lead to a driveway providing off road parking. Decked balcony extends the full width of the rear of the cottage, being south facing and enjoying stunning views. Steps lead down to a tiered garden area, perfect for riverbank enjoyment.





#### Entrance Hall

#### Sitting Room

16'2" x 11'8" into bay (4.95 x 3.56 into bay)

#### Sun Room/Study

14'11" x 8'5" max. (4.56m x 2.58 max.)  
Irregular shaped room. Plus Store Room

#### Dining Room

17'1" x 10'5" max. (5.22 x 3.18 max.)

#### Kitchen

16'7" x 8'2" narrowing to 4'6" (5.05m x 2.49m narrowing to 1.37m)

#### First Floor Landing

#### Bedroom 1

16'2" x 12'0" max. (4.93 x 3.66 max.)

#### Bedroom 2

10'11" x 9'8" (3.35 x 2.95)

#### Bathroom

7'8" x 7'4" (2.34 x 2.26)

#### Services

Mains Electricity, Gas, Water and Drainage

#### EPC

E43

#### Tenure

Freehold

#### Local Authority

West Devon Borough Council - Tax Band B

#### 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

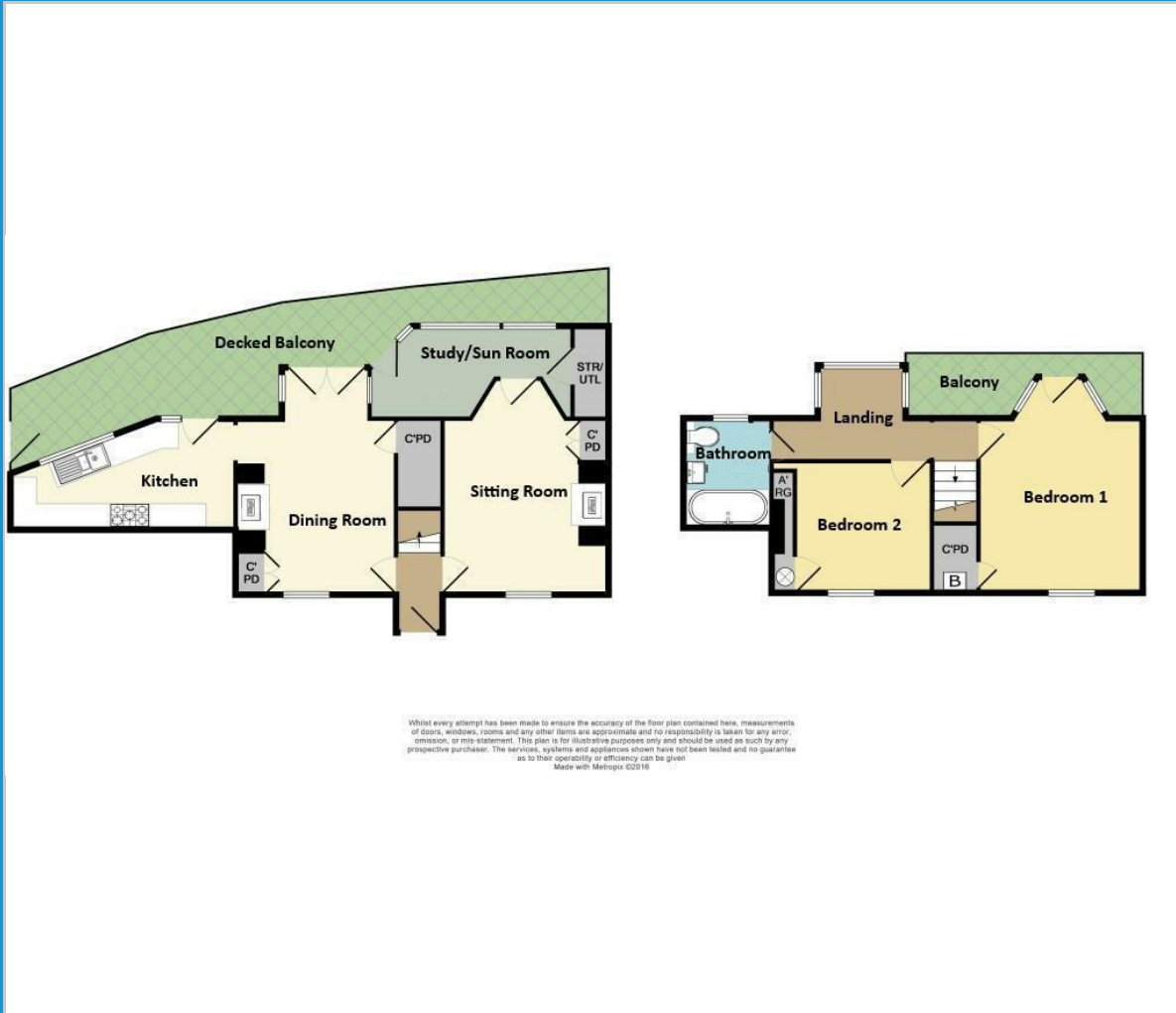
From Horrabridge village centre, turn left into Graybridge Road, then turn left into Station Road. Follow this road until a T-junction and turn left onto Whitchurch Road. Continue on this road for a short distance, and the property can be found on the left.

#### AGENTS NOTE

1. Please note that there is a flying freehold where the property's kitchen is below the neighbouring property's bathroom.

2. Please note that there is a shared access to the front with the neighbouring property and access to the rear gate across the parking area.

## Floor Plan



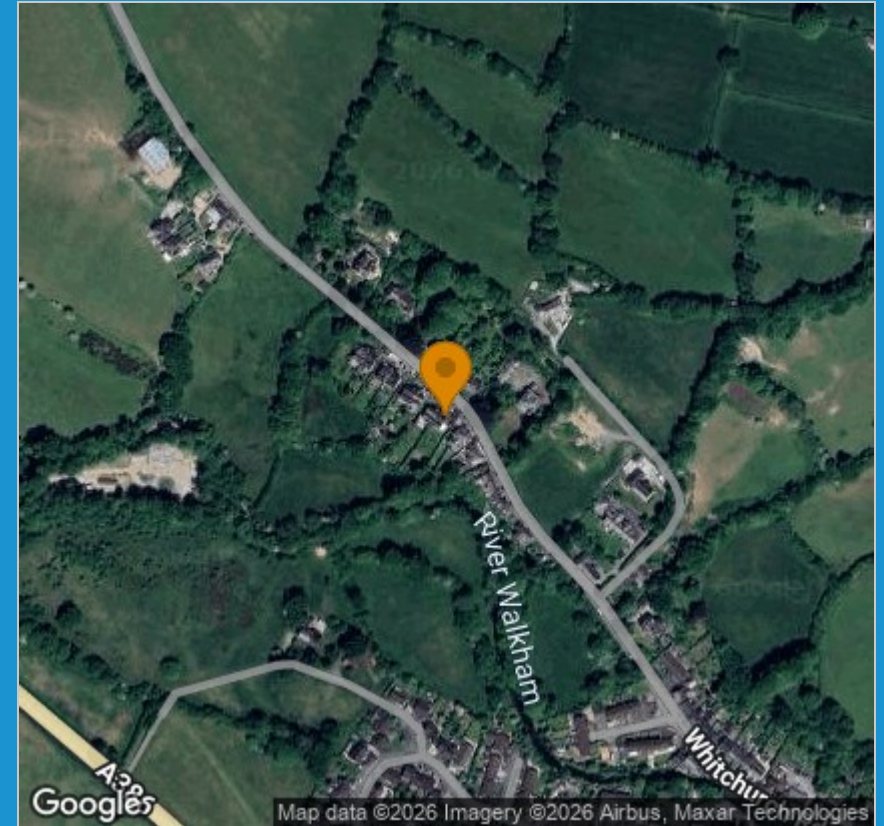
## Viewing

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

