



Furzedon







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Crapstone Road, Yelverton, Devon, PL20 6BT

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

In an enviable position, with direct access to open moorland, a substantial, extremely elegant and highly versatile late-Victorian home, set amongst wonderful large, southwest-facing gardens and grounds of 1.33 acres in all.

- Magnificent Italianate-style Villa
- Up to Six Bedrooms, Four Receptions
- Private and Sheltered, Behind a Gated Drive
- Close to Yelverton's Parade and Centre
- Freehold
- Classical Accommodation of 3,500 sqft
- Incredible, Mature South-westerly Grounds
- Open Moorland Directly Adjacent
- Easy Access to Plymouth, Derriford Hospital
- Council Tax Band: G

Guide Price £925,000

## Stags Tavistock

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## SITUATION

This property occupies an exceptionally desirable and discreet position directly adjacent to Roborough Common, enjoying immediate access to open moorland (although outside the National Park boundary) and an excellent degree of peace, privacy and shelter, behind its gated driveway. 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. The desirable town of Tavistock lies 6.5 miles away, whilst Plymouth provides a wide range of attractions, coastal access and transport links via the A38 Devon Expressway to the M5 and beyond.

## DESCRIPTION

This magnificent family home, built circa 1890, occupies large, level gardens and grounds of around 1.33 acres in all. Bright, elegant and extremely well-proportioned, the accommodation extends to roughly 3,500sq.ft and offers superb versatility, providing up to six bedrooms (currently arranged as four doubles and two dressing rooms) and four reception rooms, all rich in character and original detailing appropriate to the property's age. With part of the house having been converted from the original coach house, the layout would also lend itself to the creation of a self-contained annexe or other ancillary accommodation, if required. Externally, the mature gardens and grounds are a true highlight, thoughtfully landscaped to offer colour, structure and variety, with areas well suited to relaxation, recreation and horticulture. Having been a cherished home to our clients for 13 years, this represents an exceptionally rare opportunity to acquire a substantial and distinguished period residence in a superb edge-of-moorland setting.

## ACCOMMODATION

Throughout the property are numerous period features, including tiled floors, high skirting, picture and dado rails, detailed architraves, ornate coving and ceiling roses, stained-glass windows and doors, an impressive turning staircase, extensive sash windows and several original fireplaces. The house is accessed beneath a storm porch into a vestibule, which leads into the reception hallway. Either side are two principal reception rooms — to one side, an attractive square bay-fronted sitting room; to the other, a comfortable lounge with a curved bay overlooking the rear garden. Both are centred around cast-iron open fireplaces with decorative timber surrounds.





Off the vestibule is a large conservatory enjoying a lovely garden outlook and direct access outside. Steps descend from the hallway to the kitchen/dining room, equipped with a comprehensive range of lime-washed ash cupboards and cabinets with granite worktops, and a large matching island. Cooking is via a gas-fired Aga (four ovens, two induction plates, two warming plates), complemented by a built-in Miele dishwasher. Off the kitchen are a walk-in larder and a separate utility with Corian worktops and a Belfast sink, with an adjacent pantry and WC. Completing the ground floor is a dedicated study with built-in furniture, a boiler room, a rear hallway functioning as a reading room, and a separate music room with sliding doors to the garden via a covered veranda.

There are impressive front and secondary rear staircases to the first floor, supporting the potential creation of an annexe. On the uppermost landing are the two principal bedrooms, positioned above the corresponding reception rooms, one with a bay overlooking the garden and the other enjoying a dual-aspect front view. Between them is a dedicated dressing room fitted with built-in wardrobes and a dressing unit. Off the rear landing are three further bedrooms — one currently used as a craft room, a double overlooking the rear garden, and an adjacent single presently serving as a dressing room. Completing the first floor are two standalone bathrooms, the larger of exceptional size with a freestanding slipper bath and walk-in tiled shower enclosure with rain-style showerhead, and the second fitted with a traditional panelled bath, WC and washbasin.

#### OUTSIDE

The house is set back behind a Devon bank and gated drive providing parking for several vehicles, together with a detached 1.5-width garage and a further single former garage now serving as a store. The grounds extend to around 1.33 acres and the gardens are an exceptional feature, thoughtfully landscaped over many years to include extensive areas of well-kept lawn with deep planted borders, a large wildlife pond with a timber pavilion and decking on its edge, and a lower garden formerly arranged for productive fruit and vegetable growing, now interspersed with ornamental planting and pathways. Specimen trees and shrubs include magnolias, variegated holly, acers and silver birches, alongside a dedicated rose garden. There is also a timber tool shed and machinery store, with power and water running the full length of the garden — a particularly appealing feature for keen gardeners and horticulturalists.

#### SERVICES

Mains water, gas and electricity. Gas central heating. Private drainage via a septic tank. Ultrafast broadband is available. Limited 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.

#### VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendor's sole agent, Stags. The What3words reference is [///signed.chapels.warms](https://www.what3words.com/?q=///signed.chapels.warms). For detailed directions, please contact the office.

**Approximate Gross Internal Area 3510 sq ft - 326 sq m**

Ground Floor Area 1918 sq ft – 178 sq m

First Floor Area 1592 sq ft – 148 sq m



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>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</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	



