



Bedford Street
Bere Alston, Yelverton

Guide Price £450,000



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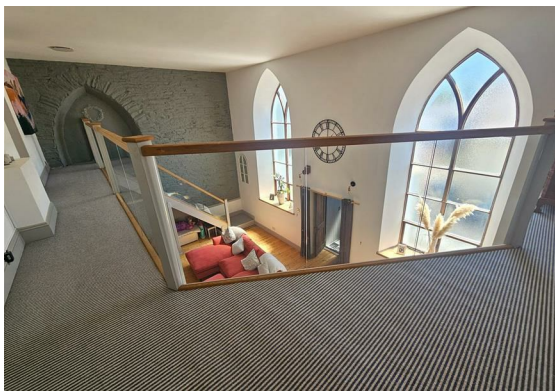
A beautifully converted versatile three bedroom, two reception room and two bathroom, former Chapel, combining striking period character with generous living space. Private walled gardens and within a few steps is a detached double garage with ample off road parking.

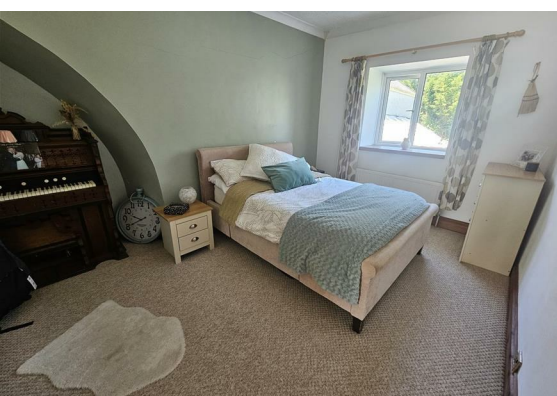
This unique home offers two large reception rooms filled with natural light from impressive arched windows, while the stunning galleried landing looks over the principal living room, with fireplace housing a multi-fuel stove. Useful downstairs cloakroom with WC and basin, also housing the mains gas fired combination boiler. A large dining room with former fireplace recess, character features and recessed shelving and a door to outside. The kitchen/breakfast room is well fitted with a range of wall and base units under granite worktops, with integrated tall fridge and under counter freezer, five ring dual fuel Leisure range cooker and space for washing machine. Views can be enjoyed to the side aspect. A door leads to the rear courtyard with a useful store/utility room with plumbing for white goods.

On the first floor, a spacious landing then leads to a study, which could be a nursery or dressing room and a double bedroom. Further master bedroom suite with ensuite bath/shower room, with deep recessed shower cubicle and mains fed shower over, ball-and-claw feet freestanding bath, vanity basin and WC. Third double bedroom and family bathroom with bath, shower over, WC and basin.

Externally, to the front is a small courtyard area and path to the side which then leads to private walled rear gardens, with patio area for dining al fresco. Lawn bordered by fragrant shrubs and flower beds and pergola, affectionately known as 'The Vicars Rest'. Offering a great degree of privacy, yet in the heart of the village.

Within a few steps is a detached double garage with electric up and over doors and an EV charging point, together with ample parking.





Entrance Porch

Galleried Living Room
30'4" x 16'9" (9.26 x 5.12)

Cloakroom

Kitchen/Breakfast Room
16'3" x 13'8" (4.96 x 4.18)

Dining Room
21'0" x 15'2" (6.42 x 4.63)

Mezzanine First Floor Landing

Bedroom 1
17'3" x 10'2" (5.28 x 3.10)

Ensuite Bathroom

Bedroom 2
15'1" x 9'6" (4.60 x 2.90)

Bedroom 3
15'1" x 9'6" (4.60 x 2.92)

Office/Nursery
6'9" x 6'2" (2.06 x 1.89)

Bathroom

Outside Store/Utility
11'10" x 3'10" (3.62 x 1.18)

Detached Double Garage
23'7" x 15'10" (7.19 x 4.84)

Situated within a very short walk of the main house.

Services

Mains water, drainage, electricity and gas.

Local Authority

West Devon Borough Council - Tax Band C

EPC

E47

Tenure

Freehold

Situation

Bere Alston is a thriving village with the atmosphere and facilities of a small town. It has several shops including two convenience stores, a Post Office and bakery, a butcher's, a hairdresser and a pharmacy. There is also a primary school and health centre, plus a pub and takeaway. The village is situated in beautiful countryside within the Tamar Valley Area of Outstanding Natural Beauty. There are many footpaths radiating all around and there are also boatyards at nearby Weir Quay and Bere Ferrers on the River Tamar, making it an ideal location for those who enjoy the outdoor life. There are excellent public transport links, including regular buses to Tavistock, just six miles away, and a railway station on the scenic Tamar Valley Line giving access to Plymouth within 20 minutes.

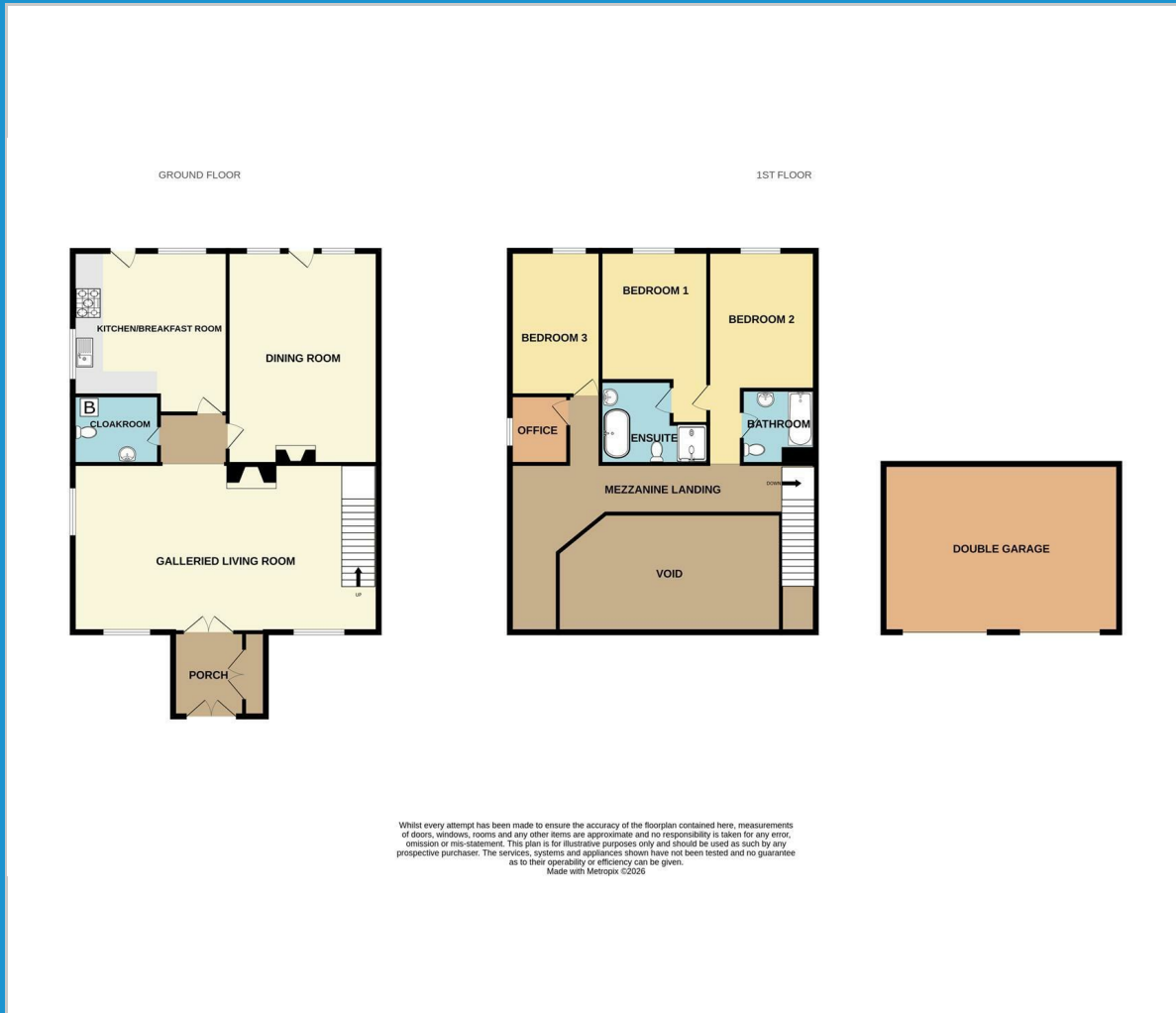
Directions

Enter the village of Bere Alston. Head down the hill along Bedford Street and the property can be found on the right hand side.

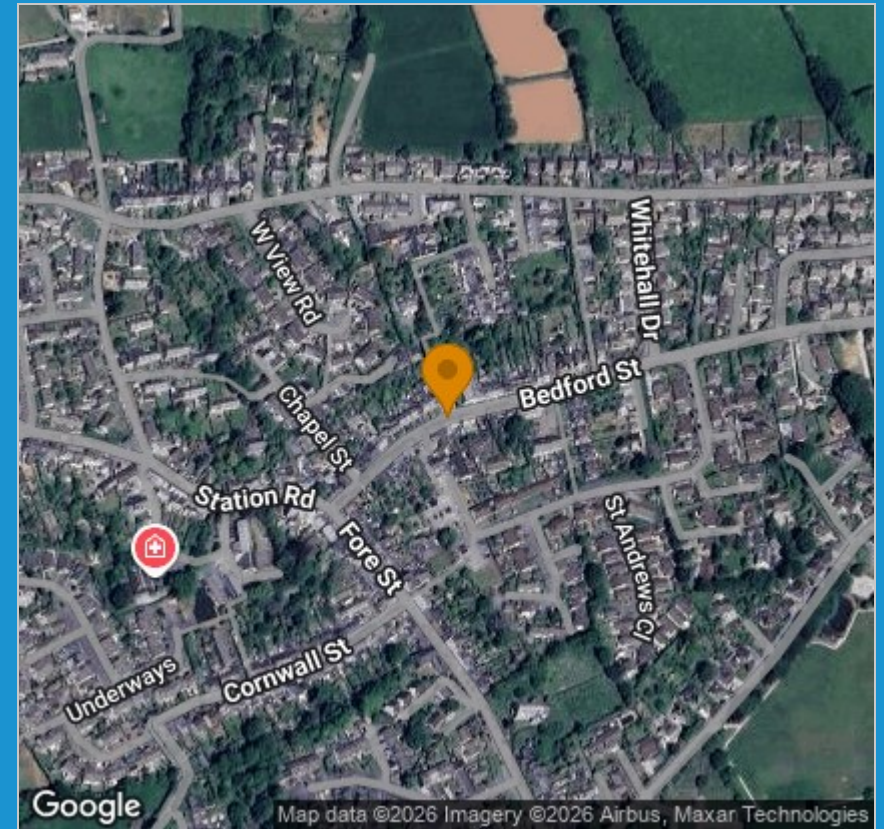
Agents Note

Within a very short walk of the property is the detached double garage. The property owns the parking area and there is a right of way for neighbours to access two further garages and pedestrians to access the free car park in Pilgrim Drive.

Floor Plan



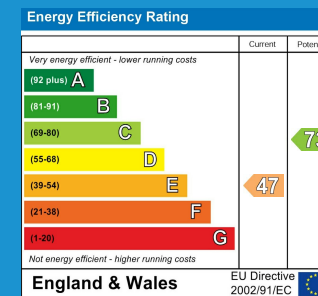
Area Map



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.

Energy Efficiency Graph



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