

view property

Town • Country • Coast

Horrabridge, Yelverton

Guide Price £775,000

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Horrabridge

Yelverton

Offered with NO ONWARD CHAIN, in a private setting with no immediate neighbours, being ripe for modernisation and updating, is this stunning period, detached south facing farmhouse with circa 12.86 acres of pasture, meadowland, together with frontage and fishing rights on the River Walkham. The flexible four bedroom accommodation boasts two reception rooms and two kitchens, formerly two self contained cottages which could easily be returned to two family occupation if required. Level formal gardens, range of outbuildings which are in need of attention, including an open fronted pole barn and stabling. Perfect for those equestrian enthusiasts.

This family home still has many period character features such as sash windows with deep sills and window seats, high ceilings, picture rails and fireplaces. Two entrance porches, one with entrance hall and stairs to first floor. A principal kitchen fitted with wall and base units, door to a sitting room with fireplace and a living room together with a second kitchen and adjoining porch/boot room to the rear. To the back of the sitting room is a rear entrance hall with stairs rising to the first floor, where there are four double bedrooms and a shower room, together with a family bathroom.

The private sweeping entrance driveway leads to the front and the rear of the house. Ample parking for many vehicles. Formal level gardens to the front and side are a particular delight with many mature trees. A 65'ft open sided barn and further stable block, currently in need of attention. Further garage to the rear of the house with store and WC. The land is wrapped by its own predominantly level pasture meadow, with a separate access gate leading to the main road. River frontage with fishing rights. A haven for wildlife, birds and visiting deer. There is a public footpath running alongside the southern boundary, with privacy hedge.





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Kitchen	14'11" x 11'3" (4.56m x 3.44m)
Sitting Room	15'7" x 14'11" (4.76 x 4.56)
Living Room	15'4" x 11'10 (4.67m x 3.61m)
Kitchen 2	18'2" x 9'1" (5.55 x 2.78)
Rear Porch	
Rear Hall	
First Floor Landing	
Bedroom 1	17'3" x 15'10" (5.27 x 4.84)
Bedroom 2	16'11" x 11'10" (5.18 x 3.61)
Bedroom 3	18'6" x 12'0" (5.66 x 3.67)
Bedroom 4	10'8" x 9'5 (3.25m x 2.87m)
Family Bathroom	
Shower Room	
Garage WC and Store to rear	25'0" x 15'7" (7.63 x 4.75)
Open Fronted Pole Barn	65'0" x 27'11 (19.81m x 8.51m)

Stabling
Currently divided into six stables, in need of repair.

Services
Mains water, electricity and gas. Drainage is to a septic tank.



Local Authority
West Devon Borough Council - Tax Bands C and B

EPC
E53

Tenure
Freehold

AGENTS NOTES
1. The property is subject to an overage (uplift) clause within the sale, likely to be 25% for 25 years, which is triggered upon granting of planning consent for development on the site. THIS EXCLUDES extension or alteration to the farmhouse and any equestrian or agricultural buildings.

2. There is a public footpath along part of the southern boundary, a privacy hedge has been formed inside this pathway.

3. The property has had a Contamination Report carried out and there are no adverse findings.

4. The former Wheal Franco mine is located at the western end of the site.

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 into Horrabridge. Turn Left onto Graybridge Road and head towards the bridge. Before the bridge take a left onto Chapel Lane and continue along this road, bearing right and then into the corner of the cul-de-sac where you will see a five-bar gate leading into the entrance of the property. The access from the A386 is no longer used.
SAT NAV - PL20 7RX
What3words: ///cosmic.cage.husky
VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY.







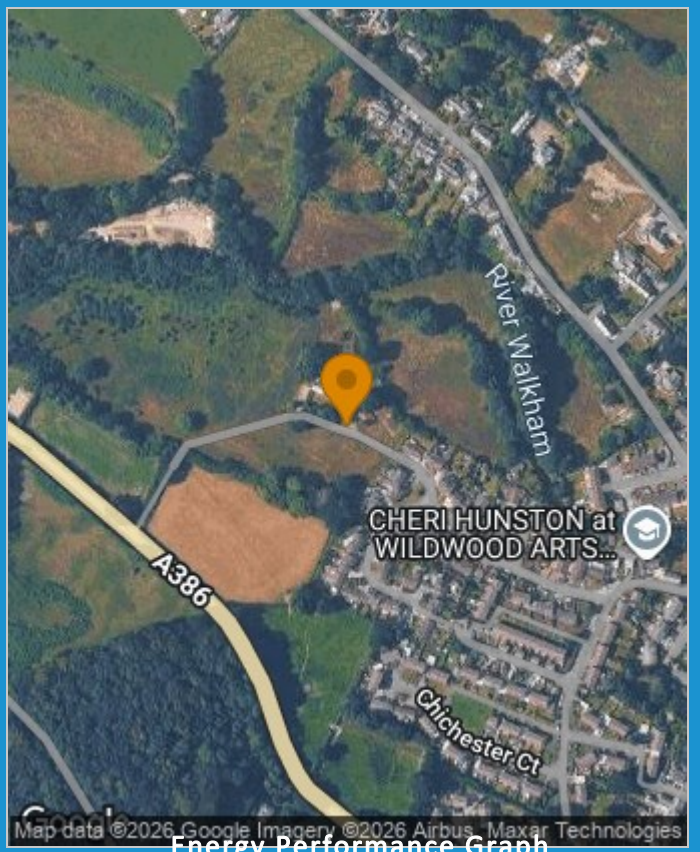


Floor Plans

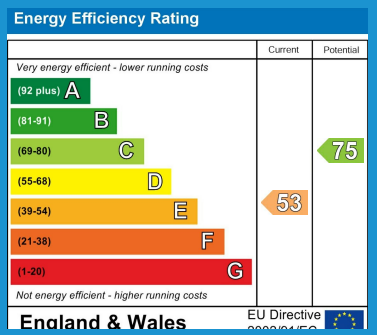


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location Map



Energy Performance Graph



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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