



Town • Country • Coast



Milton Combe, Yelverton

Guide Price £450,000



Milton Combe, Yelverton

Offering immense charm and character, is this stunning refurbished detached four bedroom country cottage, nestled in a picturesque village, with gardens bordered by a pretty babbling brook, seating areas and log cabin with outdoor jacuzzi hot tub. Combining character with contemporary the cottage benefits many original features, deep window sills, hand crafted oak furnishings, underfloor heating to the ground floor and luxuriously appointed bathroom and en suite cloakroom. Gravelled driveway providing off road parking.

The cottage has been successfully run as a holiday let and the vendors would be willing to negotiate on the contents should those discerning buyers wish to purchase the whole lifestyle.

The accommodation comprises a generous kitchen/breakfast fully equipped with dishwasher, fridge freezer, electric range cooker, base units and breakfast bar with undermount sink, all under quartz worktops and vintage style shelving above. The sitting/dining room is a cosy place to relax in front of the fireplace housing a woodburning stove. To the rear of the cottage is a lobby with patio doors to the gardens and a downstairs cloakroom. On the first floor are two generous double bedrooms, both with french doors and juliette balcony to enjoy the sounds of the brook. The master bedroom boasts an en suite cloakroom and fitted wardrobes. On the second floor are two further bedrooms, with restricted head height but with useful eaves storage.

Outside, a gate and path lead to the pretty gardens adjoining a small stream. Lawned area and patio for dining al fresco, together with a log cabin and outside jacuzzi hot tub, available by negotiation. To the front of the cottage is a gravelled driveway to comfortably park one vehicle.





Kitchen/Breakfast Room
16'6" x 9'4" (5.05m x 2.87m)

Lobby
5'7" x 16'4" (1.72m x 5.00m)

Cloakroom

Sitting/Dining Room
21'0" x 16'6" (6.41m x 5.05m)

First Floor Landing

Bedroom 1
16'6" x 14'5" (5.05m x 4.41m)

En Suite Cloakroom

Bedroom 2
16'6" x 9'4" (5.05m x 2.87m)

Bathroom

Second Floor Landing

Bedroom 3

Restricted head height.

Bedroom 4

Restricted head height.

Services

Mains electricity, drainage and water. Electric underfloor heating and night storage heaters to first floor.

EPC

E41

Tenure

Freehold

Local Authority

West Devon Borough Council - Currently business rates as holiday let.

Situation

Milton Combe is a most attractive, small village consisting mainly of period cottages and houses within a quiet tributary valley of the main River Tavy. The 16th Century Inn "The Who'd Have Thought It" is renowned for it's food and hospitality. Church bells can be heard from the village church on special occasions. The nearby villages of Crapstone and Buckland Monachorum, which has a school and a wonderful local 12th Century pub The Drake's Manor Inn, are very popular locations for professional people, whilst in Yelverton, about 2 miles away, there is a thriving community spirit with a great selection of shops, sports clubs, and services. Plymouth is only 8 miles distant and Tavistock just 7.5 miles.

Directions

Follow the A386 from Tavistock into Horrabridge, proceed up the hill and turn right signposted to Crapstone, over the cattle grid. Follow and stay on this road until reaching the 'T' junction and turn right signposted Crapstone. Continue along here and take the second left, pass Buckland Abbey and turn left into the village of Milton Combe, as you go down the hill, bear right and follow this narrow road whereupon the property is on the left before the hump back bridge.



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

