



Lynwood,

Shaugh Prior, Plymouth, Devon, PL7 5HB



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A 3 bed cottage with garden and parking set in the tiny village of Shaugh Prior, 8 miles northeast of Plymouth, on the fringe of Dartmoor. No through routes make for a quiet environment. Close to Cadover Bridge, a popular picnic spot, with easy access to the moor.

- 3 Bedrooms
- Gardens
- Parking
- Village location
- Dartmoor views

Guide Price of £250,000

Situation

Shaugh Prior is a small South Hams village set on the south-west edge of Dartmoor just inside the National Park. It has a village pub, a primary school and historic Parish Church. Secondary schooling is at the Ivybridge Community College for which free transport is provided. There is a strong sense of community and the village is less than five miles from Plympton which has a good range of shops, schools and services, less than five miles from Yelverton which has a range of local shops and only ten miles (or less than half an hour) to Plymouth city centre. For lovers of the countryside, the wonderful open spaces of Dartmoor are right on the doorstep and the picturesque Shaugh Bridge crosses the rivers Plym and Meavy at the foot of the hill. From here are beautiful walks and along the riverbank through National Trust woodland to Cadover Bridge and past the Dewer Stone, a mecca for local rock climbers. The Plym cycle trail is also nearby. Plymouth itself is an historic and vibrant waterside city, well provided with colleges, grammar and public schools, modern university, the Peninsula Medical School, Theatre Royal and cinemas, a wide variety of shops, cafés, bistros and restaurants. The leisure facilities are outstanding with superb water-sports in and around Plymouth Sound.

Accommodation

Front door into double glazed porch with original front door opening into the sitting room with dual aspect taking in some far reaching views of the wooded valleys towards Plympton. Sitting room with excellent ceiling heights, open fireplace with brick surround and mantel. Night storage heater. Kitchen Diner with views over the rear gardens and side aspect with an oil fired Aga. Purchasers are advised to make their own enquiries as to whether the Aga is in working order. Range of wall mounted and undercounter units, four ring electric hob, original built-in corner glass cabinet with a solid wooden door on the bottom section. Glazed door opens out into the rear porch. Master Bedroom with front aspect with a corner chimney breast with original fireplace surround. Bedroom Two with views over the rear gardens, side aspect and a good ceiling height. Bedroom Three taking the middle position with front aspect and views over the gardens. Night storage heater. Bathroom with bath, tiled surround and electric shower over. Hand wash basin and W.C. Cupboard housing the electric hot water cylinder.

Gardens and Grounds

To the front of the property is a single garage accessed from the public highway with vehicle access from the shared lane leading to a gated parking area with plenty of space for creating further parking. Pathway leading around to the side and rear of the property.

Rear Gardens

The gardens are divided into two fenced enclosures. Useful potting shed and three further sheds.

Front Garden

Mainly laid to level lawn and the property is bordered by mature hedging. The property occupies a site measuring 0.2 acres. Access from the pedestrian pathway which is partially walled with Dartmoor Granite with bricked pillars and original iron gate.



Tenure

Freehold.

Services

Mains electricity. Mains water and mains drainage.

Council Tax

Band C.

Energy Performance Certificate

Energy rating F.

Local Authority

South Hams District Council Follaton House, Plymouth Rd, Totnes TQ9 5NE.

Viewing Arrangements

By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

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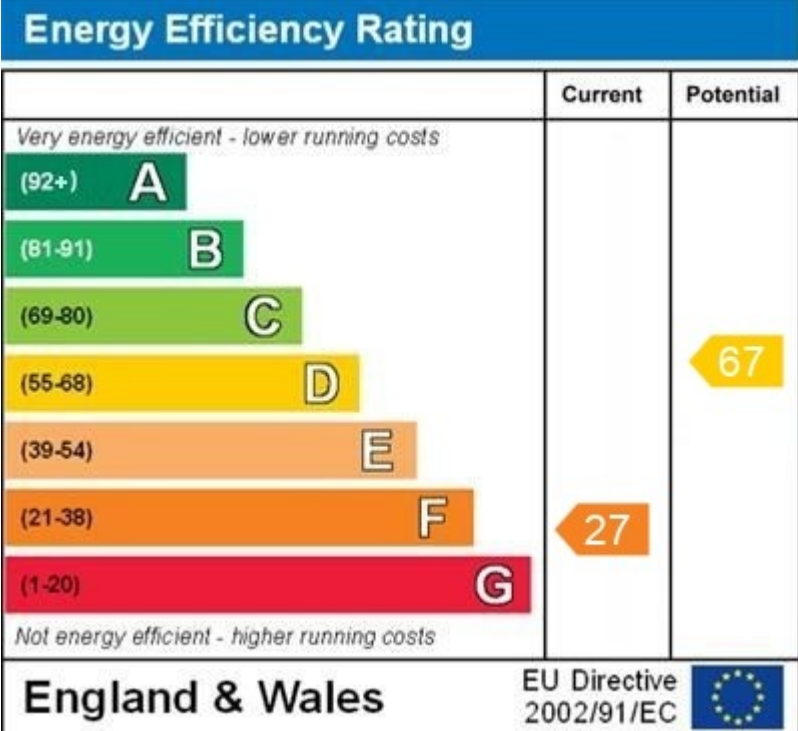
Plymouth 9.6 miles approx., Cornwood 5.1 miles approx., Tavistock 10.8 miles approx., Yelverton 5.5 miles approx., Roborough 3.8 miles approx. Exeter 43.2 miles approx., Ivybridge 8.3 miles approx., Saltash 11 miles approx. (London Paddington via Plymouth Train station approx. 3 hours and 15 minutes).

Directions

From Plymouth/A38: Take the B3417 towards Plympton, then head towards Lee Moor and follow signs for Shaugh Prior or Cadover Bridge.

From Tavistock/Yelverton: Take the A386, then turn onto the Bickleigh Down Road/Callisham Lane, following signs to Shaugh Prior.

What3words location: vibrates.trace.second

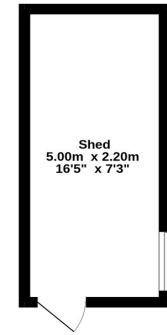
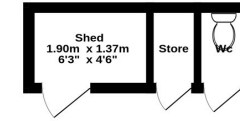
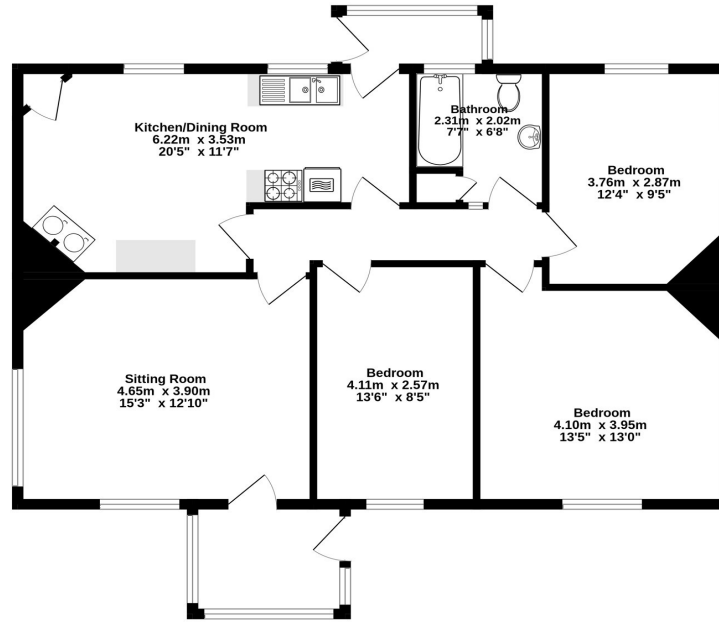
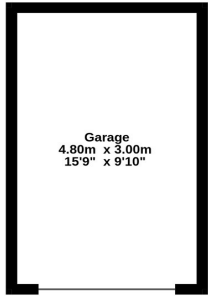


England & Wales EU Directive 2002/91/EC

Garage
14.4 sq.m. (155 sq.ft.) approx.

Ground Floor
88.1 sq.m. (948 sq.ft.) approx.

Outbuildings
15.8 sq.m. (170 sq.ft.) approx.



TOTAL FLOOR AREA : 118.3 sq.m. (1274 sq.ft.) approx.

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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- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
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