

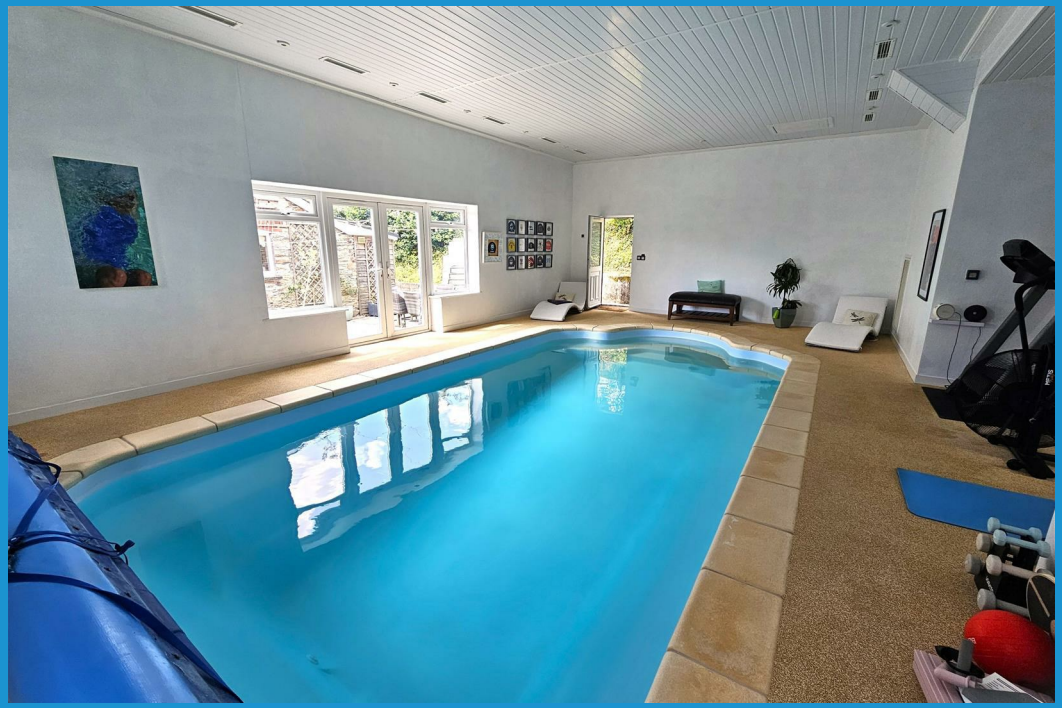
view property

Town • Country • Coast

Whistley Down, Yelverton

Offers Over £925,000

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Whistley Down

Yelverton

REDUCED TO SELL! Multi-generational living or leisure facility income stream and swimming Pool. Exceptional detached country residence where character blends with contemporary comfort. Sympathetically renovated to an outstanding standard, the farmhouse, built circa 1819, retains much of its original charm and character, whilst offering the convenience of modern family living. There are two generous reception rooms, four double bedrooms, all boasting well appointed ensuite facilities, one being on the ground floor suiting perhaps an elderly relative. A beautifully fitted farmhouse style kitchen with integrated appliances and breakfast area, is the hub of this family home.

An impressive feature is the leisure complex, comprising a detached barn with indoor heated swimming pool, gym area and dedicated changing room with shower. Two enchanting converted traditional barns, thoughtfully presented, one with two bedrooms, a double garage and gardens, the other featuring a clock tower, one bedroom and pretty courtyard. Currently providing an established lucrative income stream, also appealing to a multi-generational family, subject to any necessary change of use planning consents. Set in an idyllic setting on the edge of Dartmoor, with private electric gated lane entrance, extensive formal gardens, large gravelled parking area and enjoying spectacular views across open countryside and toward Plymouth Sound.

Positioned right on the edge of Dartmoor, this home offers the best of both worlds. For those who love the outdoors there is direct moorland access just a short stroll away, offering superb walks, cycle routes and breath-taking scenery, yet only a short drive from the shops and amenities at Yelverton, or the historical town of Tavistock renowned for its indoor market, shops, boutiques and restaurants. For families, the location is hard to beat, with the famous Mount Kelly College private school, together with easy access to further highly regarded schools in Plymouth.





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Entrance Porch	9'0"x 4'3" (2.76x 1.32)
Hallway	
Snug	13'11" x 13'1" (4.25 x 4.00)
Family Room/Bedroom 4	12'9" x 12'7" (3.90 x 3.84)
Ensuite Shower Room	6'2" x 5'10" (1.90 x 1.79)
Sitting Room	21'3" x 12'10" (6.49 x 3.92)
Utility Room and Cloakroom Plus WC.	14'3" x 7'1" max (4.36 x 2.17 max)
Kitchen/Dining Room	29'6" x 12'8" (9.00 x 3.88)
Boot Room	13'3" x 3'6" (4.05 x 1.09)
First Floor Landing	
Main Bedroom	12'8" x 12'2" (3.88 x 3.71)
Office	9'0" x 4'3" (2.76 x 1.32)
Ensuite Bathroom	8'10" x 7'10" (2.70 x 2.40)
Bedroom 2	13'9" x 13'0" (4.20 x 3.98)
Ensuite Shower Room	13'2" x 5'4" (4.03 x 1.63)
Bedroom 3	16'0" x 11'0" (4.90 x 3.36)
Ensuite Shower Room	8'11" x 6'0" (2.73 x 1.83)



Car Port 19'9" x 9'4" (6.03 x 2.87)
With Office to Rear - 2.66m x 1.75m

INTAKE BARN
Ground Floor: Hall/Utility Area 5.65m x 2.03m , Bedroom 1 - 4.80m x 2.58m, Bedroom 2 - 2.84m x 2.89m Bathroom - 2.89m x 2.17m, First Floor: Kitchen/Living Room - 5.28m x 4.40m

Adjoining Double Garage 18'4" x 16'5" (5.60 x 5.01)

CIDER BARN
First Floor: Kitchen/Living Room - 3.80m x 3.41m. Stairs to Ground Floor: Bedroom - 3.35m x 3.35m, Ensuite Shower Room - 1.92m x 1.07m

SWIMMING POOL BUILDING 32'10" x 27'7" (10.02 x 8.43)
Changing Room with Shower - 2.75m x 2.24m

Services
Main electricity, metered water and mains drainage. Oil fired central heating, with electric underfloor heating to Kitchen.

Local Authority
West Devon Borough Council- Tax Band F.

EPC
E45

Tenure
Freehold

Situation
Situated on the edge of the moor, within a short drive of Yelverton, which provides a vast selection of amenities including shops, eateries, garage and hotel, the ancient stannary town of Tavistock, just 6 miles from here and the historic naval port of Plymouth about 10 miles. The community is served by local buses and county bus services whilst the A386 Tavistock to Plymouth road facilitates easy access to the A38.The Dartmoor National Park extends to over 300 sq. miles and provides ample opportunities for walking and riding. There is also a good sized golf course in Yelverton and many spots in close distance for fishing.







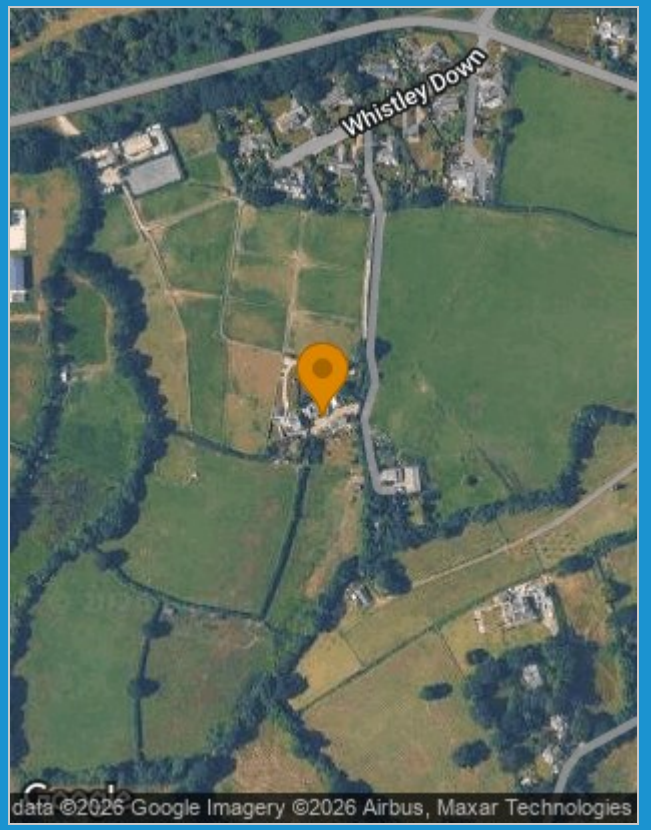


Floor Plans

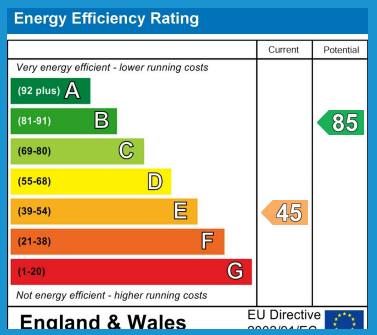


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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