Oaklee

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Meavy Lane, Yelverton, Devon, PL20 6AL

Yelverton Parade/Bus Stop 500 yards • Roborough Down 0.3 miles • Tavistock Town Centre 6 miles • Plymouth City Centre 10 miles (Derriford Hospital 6.5 miles) • Exeter (via A38) 47 miles

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Available chain-free, an impressive, highly versatile, seven-bedroom family home in pretty front and rear gardens, within a private and exclusive cul-de-sac just 500 yards from Yelverton's parade, and within easy reach of open moorland.

- Substantial Family Home of 3,700sq.ft
- High-quality Fixtures and Fittings
- Thoughtfully Arranged, Colourful Gardens
- Exclusive Cul-de-Sac, Close to Amenities
- Freehold
- Superb Versatility, Strong Annexe Potential
- 7 Double Bedrooms, 4 Bathrooms
- Electric Gated Drive and Double Garage
- No Onward Chain
- Council Tax Band: G

Guide Price £950,000

Stags Tavistock

Bedford Square, Tavistock, Devon, PL19 0AH

01822 612458 | tavistock@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

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@StagsProperty

SITUATION

This impressive detached home is situated in the heart of Yelverton, occupying a private and sheltered, southwest-facing plot in an exclusive cul-de-sac which is within walking distance of the village's amenities, facilities and transport links. The property is within extremely easy reach of Plymouth and commutable distance of both Derriford Hospital and the city's schooling options, whilst also being only 6 miles from Tavistock. Open moorland is accessible nearby, providing incredible opportunities for active families and those with an outdoor-oriented lifestyle.

Yelverton is an extremely popular and sought-after village on the fringe of Dartmoor National Park, which benefits from an excellent range of day-to-day amenities. The parade of shops features a mini-supermarket, local butchers, delicatessen, cafe and pharmacy, whilst the village also has a GP Surgery, Texaco fuel station, Post Office and Veterinary Surgery, as well as a selection of eateries and a popular Free House, The Rock Inn. For the sports enthusiast, there are golf, cricket, tennis and bowling clubs. In all, Yelverton offers a very high standard of living with a wonderful sense of community.

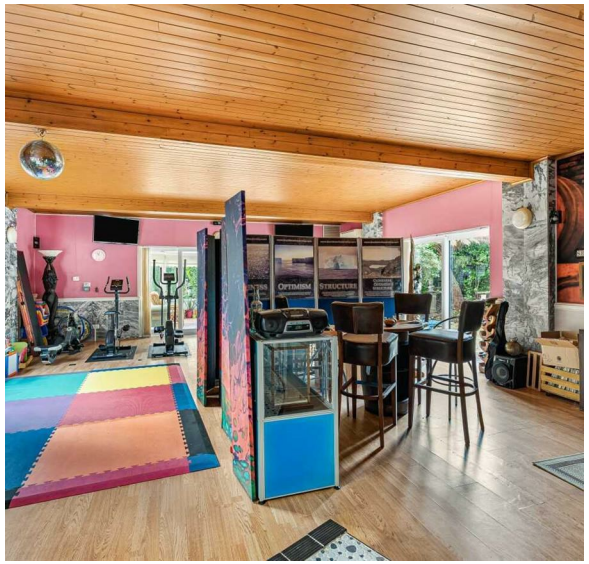
Nearby Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. Plymouth is 10 miles to the south, and the city of Exeter lies 45 miles to the northeast, providing air, rail and motorway links to London and the rest of the UK.

DESCRIPTION

This substantial and hugely flexible family residence has been a cherished home to our clients for 23 years, and is now available with no onward chain. Constructed circa 1989, the house was first occupied by the developer of the cul-de-sac and therefore designed to his specification. Our clients have finished and furnished the property in their own style, and of particular note are the extremely well-appointed kitchen, and the extensive use of Spanish stone and Italian porcelain floor tiles throughout the ground floor. The expansive accommodation comprises seven bedrooms and four bathrooms or shower rooms in all, with versatile living space including dedicated sitting and dining rooms, as well as a large games room/gym which was created from the house’s original indoor swimming pool suite. Surrounding the house are attractive, well-structured gardens offering different areas for interest and enjoyment, and there is a long, gated driveway and double garage to complete the picture.

ACCOMMODATION

The house is accessed into an entrance hall with tiled flooring and an elegant staircase to the first floor with a useful under-stairs store.



The ground floor accommodation can be briefly summarised as follows: a lovely, dual-aspect sitting room with patio doors to the front garden, centred around a stone fireplace housing a gas fire; a dedicated dining room with patio doors out to the Japanese-style rear garden; the well-appointed kitchen; the converted swimming pool, which has been covered over and now forms an enormous room with patio doors to the front, currently set up as a gym, play room and entertaining space, but which could be suited to use as a large family reception room, hobbies/games room, studio or workspace; a cloakroom and adjacent, standalone shower room, and; the triple-aspect conservatory overlooking the front gardens and entrance. The kitchen is equipped with an excellent range of farmhouse-style cupboards and cabinets, complete with a pull-out pantry-style drawer, large pots and pans cupboard, wine rack, and an integrated fridge and freezer, plus quartz composite worktops incorporating a 1.5-bowl stainless steel sink and drainer. There are integrated NEFF appliances, including a 4-ring gas hob and separate 2-ring induction hob with extractor over, two multi-function ovens and dishwasher, plus a Beko washing machine.

On the first floor are seven double bedrooms, two of which are en-suite, including the master, which is a large, dual-aspect room with a stylish, fully tiled en-suite shower room, plus a separate, fully tiled bathroom with both a bath and a corner shower enclosure, and a sizeable walk-in linen cupboard.

OUTSIDE

The house is approached through an electric gated entrance, over a large tarmac drive. There are attractive, well-kept gardens to the front and side of the house, which have been thoughtfully structured and feature a productive vegetable garden, and a large, travertine-tiled patio, flanked and bordered with specimen shrubs, including camellias and a tree fern. The rear garden has been created with a strong Japanese influence, including being planted with several mature acers, and featuring both a patio seating area beneath a Japanese-style pergola and a hot tub set within its own pavilion. Set at the head of the driveway is a detached double garage with pitched overhead storage, power and lighting, and there is a large tandem carport to the side of the house.

SERVICES

Mains gas, electricity, water and drainage. Gas central heating. Superfast broadband is available. Variable mobile voice/data services are available via all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

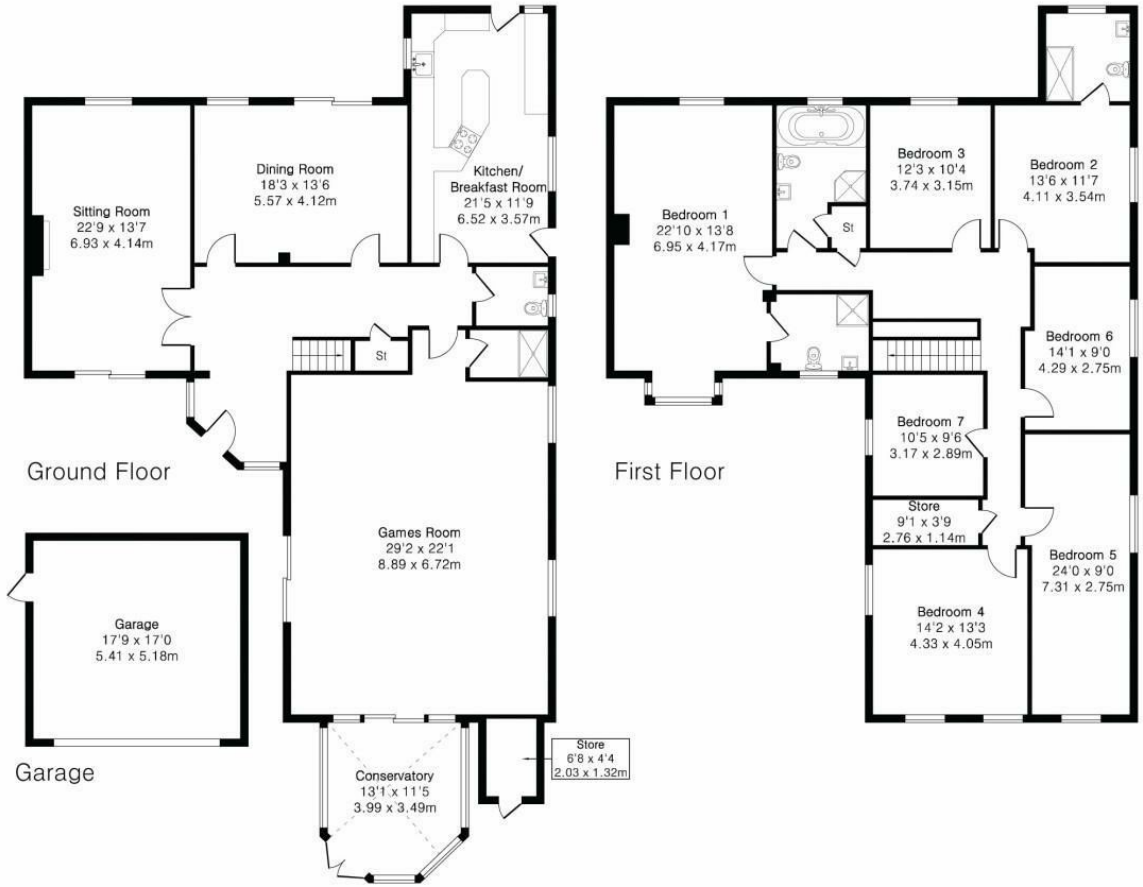
The property owns the tarmac road, outside the entrance gate, to the public highway, over which three neighbouring properties benefit from a right of way.

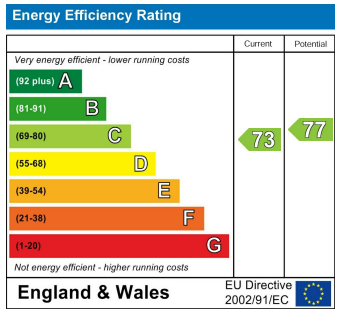
VIEWING AND DIRECTIONS

Viewings are strictly by prior appointment with the vendors' sole agents, Stags. The What3words reference is ///change.tumble.sonic.

Approximate Gross Internal Area 3707 sq ft - 344 sq m
(Excluding Garage)

Ground Floor Area 1981 sq ft – 184 sq m
First Floor Area 1726 sq ft – 160 sq m
Garage Area 302 sq ft – 28 sq m





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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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