

**LAWSON**  
Estate Agency...Only Better



**Clearbrook Cottage, Clearbrook, Yelverton, Devon**

**£550,000**

Yelverton

Lawson are delighted to market this beautifully appointed detached country cottage in the highly desirable village of Clearbrook, with its excellent pub on the cycle route to Plymouth, village hall and much more, the property has been upgraded in recent years to make it very energy efficient. These include a heat pump, upgraded windows, fully insulated internal walls. The property now benefits from attractive accommodation comprising a wooden front door leading into the entrance porch with tile flooring and windows to the front elevation leading into a sitting room; with a feature stone fireplace with an inset wood burning stove and beamed ceiling an Interlinking door leads to the dining room with a further large stone fireplace and carpeted stairs to the first floor landing. The kitchen has been refitted to a high standard with a matching range of base level storage cupboards with post formed work surfaces and windows to the rear, electric hob and oven, an integrated dishwasher and washing machine. Off the kitchen, there is a utility room with a window to the side elevation, low level WC and pedestal wash and basin.

From the dining room, a doorway leads to bedroom one, a spacious double with an en-suite shower room with a shower cubicle, low level W.C, and wash hand basin. Bedroom two is a spacious double with windows to the front and rear elevations and has an ensuite shower room. Bedroom three, a further double has a window to the front.

Externally the property is sat at the bottom of its beautifully appointed cottage gardens with a babbling brook to both front and rear elevations and a parking area giving giving access to a large open barn. The lane to the property is narrow, but standard size cars are able to access it. The property has the benefit of modern windows to most openings, the radiators and pipe work have been replaced, full insulation a heat pump recovery system and solar panels.

#### UTILITIES

Mains water, electricity, mobile coverage xxx, broadband connection xxx.

#### CLEARBROOK

Clearbrook is a charming and quietly positioned hamlet on the south-western fringe of Dartmoor, within the parish of Buckland Monachorum in West Devon. Officially described by the Ordnance Survey as a "scattered hamlet," it enjoys a wonderfully rural setting in the picturesque valley of the River Meavy, just south of Yelverton. Despite its proximity to historic transport routes and former industrial activity, the village has retained a peaceful, unspoilt character. Today it is particularly appealing to those seeking access to open moorland, with excellent opportunities for walking, cycling and riding right on the doorstep, alongside a scenic cycle route connecting to Plymouth and surrounding areas.

Historically, Clearbrook developed gradually during the mid-19th century, with early links to mining and agriculture, though it never became defined by any single industry. Its name is thought to derive from "Clearbrook Field," referencing a small, unpolluted stream that borders the area.

Today, Clearbrook remains a sought-after residential location, offering a blend of period character and modern rural living. The village is home to The Skylark pub, well regarded for its welcoming atmosphere and views across the moor, as well as a recently rebuilt community village hall. With a strong sense of community, a predominantly owner-occupied housing stock, and a setting that balances seclusion with accessibility, Clearbrook continues to appeal to buyers looking for a peaceful Dartmoor lifestyle within reach of Plymouth.



## UTILITIES

Mains water, electricity, mobile coverage xxx, broadband connection xxx.

## OUTGOINGS

We understand the property is in band 'E' for council tax purposes and the amount payable for the year 2026/2027 is £3206.27 (by internet enquiry West Devon Council). These details are subject to change.



TOTAL FLOOR AREA: 1309 sq ft. (122.6 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

## BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete. Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		111
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Lawson Property

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