



Westella House







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Kirkella Road, Yelverton, Devon, PL20 6BB

Yelverton Parade 350 yards • Roborough Down 750 yards • Tavistock 6 miles • A30 Access 7 miles
• Plymouth City Centre 9.5 miles (Derriford Hospital 6.5 miles) • Exeter (via A38) 50 miles

A unique and deceptively spacious, detached character home in one of Yelverton's most sought-after areas, complete with a pretty garden and a substantial garage/workshop and stores offering exceptional further potential, 4,161 sq.ft in all.

- Recently Refurbished Character Home
- 350 Yards Level Access to Amenities
- Sizeable Garage/Workshop and Stores
- Annexe Potential, Other Uses STP
- Freehold
- Large, Bright, Versatile Rooms
- Close to Roborough Common
- Remarkable Further Potential
- Newly Created, Pretty Walled Garden
- Council Tax Band: G

Guide Price £680,000

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SITUATION

This superbly located home is situated in one of Yelverton's most desirable roads, enjoying excellent space and convenience, with Yelverton's parade of shops, bus stop and other local amenities just 400 yards level walking distance away. Roborough Common is less than half a mile away, Tavistock is 6 miles to the north, the centre of Plymouth is 9.5 miles to the south, and Derriford Hospital is within 6.5 miles.

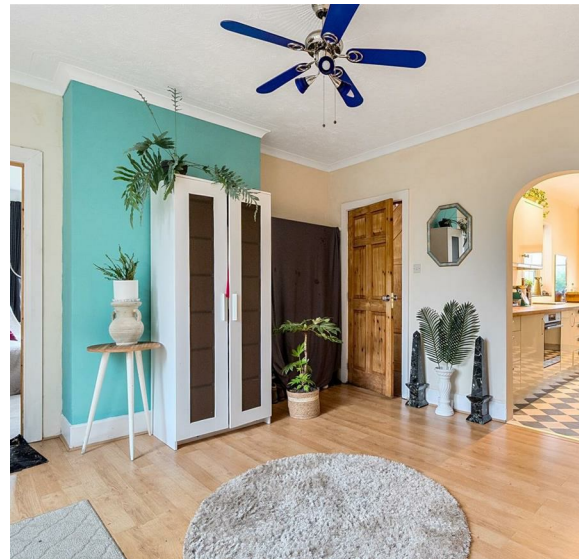
Yelverton is an extremely popular and sought-after village on the fringe of Dartmoor National Park, providing an excellent range of day-to-day amenities with the parade of shops featuring a Co-op supermarket, local butchers, delicatessen, cafe and pharmacy, whilst the village also has a GP Surgery, Texaco fuel station, Post Office and Veterinary Surgery, as well as a selection of eateries and a popular Free House, The Rock Inn. There is also an excellent bus route connection to both Plymouth and Tavistock. 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.

DESCRIPTION

This hugely individual and deceptively spacious home, of some local historical note, is believed to be one of the oldest residences in its locality - the extremely desirable "Ellas", close to Yelverton's centre - and has an interesting past which, we understand, includes spells as a garage, a vehicle hire centre and, most recently, a piano centre. The property was acquired by our client a few years ago and has since undergone a comprehensive programme of refurbishment and remodelling, resulting in a very large, versatile and comfortable character home which is attractively finished and presented, and offers tremendous further potential. The principal accommodation comprises four double bedrooms, three bath/shower rooms and four reception rooms, including a semi-self-contained ancillary extension, plus a very large, 33' x 22' integral garage/workshop and stores. Externally, significant effort has been put into creating a pretty lawn garden, and there is ample parking on a good-sized gated drive.

ACCOMMODATION

The property is accessed into a large reception hallway, although there are two other entrances into a side hallway and the ancillary extension. The ground floor is briefly summarised as follows: a bright, dual-aspect sitting room focused around a feature fireplace, now a display recess; a dual-aspect kitchen with a good range of cupboards and cabinets, and timber worktops incorporating a double ceramic sink, integrated Hoover 4-ring induction hob and AEG oven, and; a large dining/family room with a picture window overlooking the garden.





On the first floor, there are four extremely generously sized double bedrooms, of which one has double fitted wardrobes and an en-suite bathroom, and another is served by its own tasteful, contemporary en-suite shower room. The family bathroom is also of a fantastic size and is beautifully finished with both a freestanding oval bath and a large walk-in shower enclosure with a rain-style shower head.

Linked to the house via the substantial attached garage, are a study/music room, a kitchenette, a cloakroom and a large games/family room which could be put to a number of different uses, including the creation of an annexe, or home working/business use, for example as an office or treatment room. The garage itself, currently a utility room and large storage area, also provides a number of options. It would be particularly suitable for those with a classic car or machinery collection, or could be utilised as a sizable workshop. It could also be adapted for business use, potentially in conjunction with the ancillary accommodation described above, or incorporated into the main accommodation as a large garden/reception room (which was actually provided for in the original planning consent), or several smaller rooms, subject to any necessary consents or approvals.

OUTSIDE

The house is approached via a large, gated, block-paved driveway which would accommodate several cars and/or a caravan or other larger vehicles. The gardens wrap around the south and west sides of the house, having been thoughtfully restored and landscaped to include a new drystone wall boundary and a principal lawn interspersed with pretty shrubbery and trees, and a small wildlife pond.

SERVICES

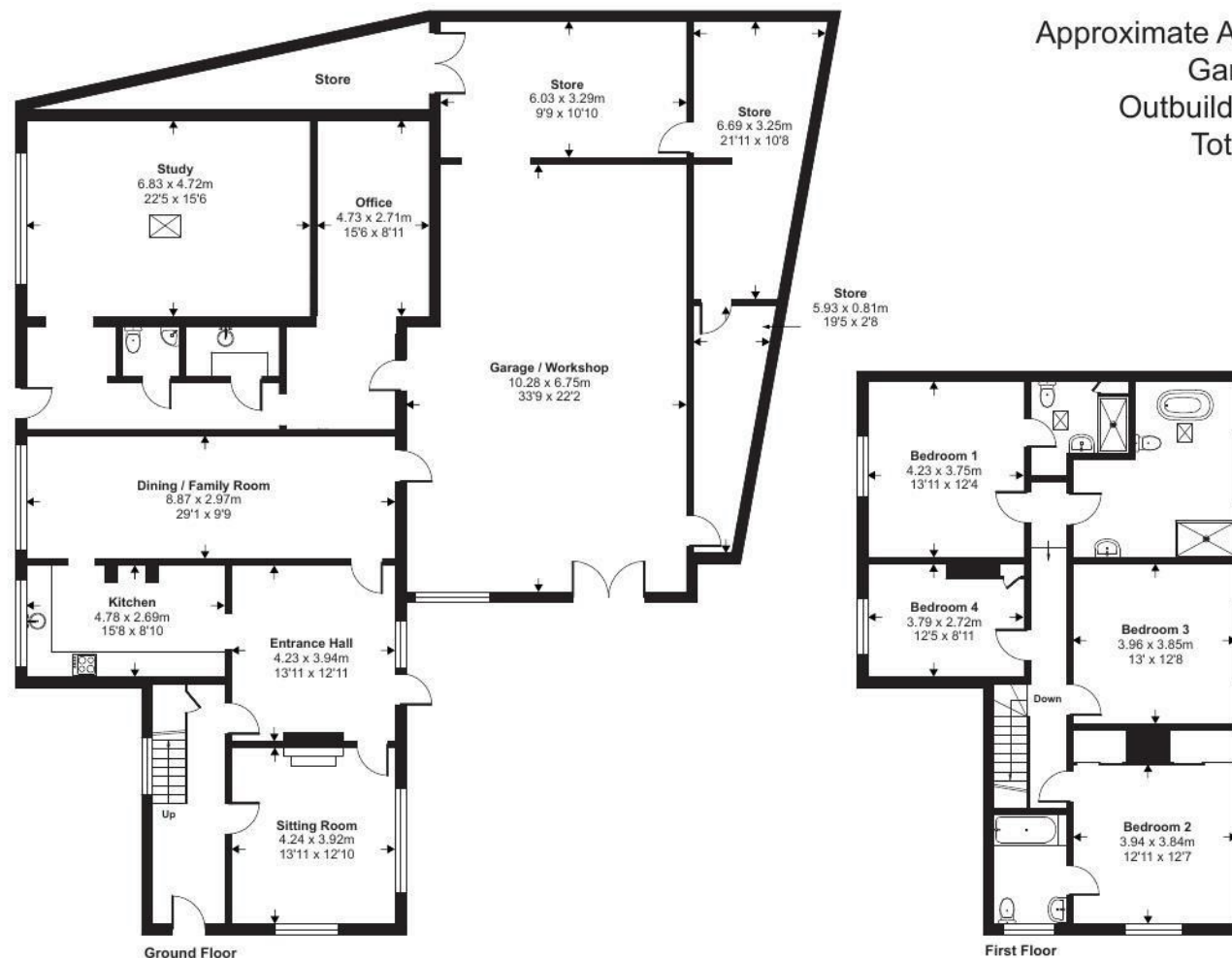
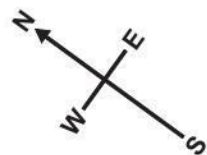
Main electricity, gas, water and drainage. Gas-fired central heating throughout (supplied by two boilers). Ultrafast broadband is available. Mobile voice/data services are available with EE, O2 and Vodafone (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTE - PLANNING

Planning consent for the property's conversion to full residential accommodation was granted by the Dartmoor National Park Authority on 11th October 2022, under application reference 0244/22. Copies of the relevant plans and documentation can be obtained from the authority's planning portal or via Stags.

VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with Stags. [What3words.com](https://www.what3words.com) [///paradise.ritual.differ](https://paradise.ritual.differ). For detailed directions, please contact the office.



Approximate Area = 2745 sq ft / 255 sq m
Garage = 712 sq ft / 66.1 sq m
Outbuildings = 605 sq ft / 56.2 sq m
Total = 4161 sq ft / 377.3 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1347422



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



