



Badgers







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The Crescent, Crapstone, Devon, PL20 7PS

Open Moorland (Roborough Common) 500 yards • Yelverton Parade 1.4 miles • Tavistock Town Centre 6.2 miles • A38 Access 9 miles • Plymouth City Centre 10.5 miles (Derriford Hospital 7 miles)

In a sought-after location within a desirable, edge-of-moorland village, a very well-rounded, extended, detached four-bedroom home with established front and rear gardens, garage and driveway, offering superb potential.

- Individual, Extended Detached House
- Two Receptions plus a Study
- Attractive Front and Rear Gardens
- Highly Desirable Village Location
- Freehold
- Four Bedrooms, Two Bathrooms
- Opportunity to Modernise and Remodel
- Double Garage, Driveway and Workshop
- Close to Open Moorland
- Council Tax Band: E

Guide Price £650,000

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SITUATION

This unique house is situated in an enviable position, along a quiet residential lane within the sought-after and exclusive West Devon village of Crapstone, just outside of Dartmoor National Park. Open moorland is accessible within 500 yards, and the village is also notably within commutable distance of Plymouth (10.5 miles), including the catchment of Derriford Hospital (7 miles) and the city's schooling options.

An excellent range of day-to-day amenities is available at Yelverton (1.4 miles), which is a desirable village with a parade of shops featuring 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. The area also has a good selection of primary schools and, for the sports enthusiast, there are golf, cricket, tennis and bowling clubs. Tavistock, just over 6 miles away, offers a superb range of shops, schools and facilities, including the sought-after private and independent school, Mount Kelly.

DESCRIPTION

This highly individual detached house was built, we understand, circa 1965, and, having been extended in the 1970s and again around 20 years ago, has been a much-loved home to our client for over 40 years in all. Internally, the accommodation is bright and flexible, now in need of modernisation, and comprises four bedrooms, two bathrooms and two receptions, plus a study, totalling over 1800sqft. The house may also offer scope for further extension and/or remodelling, to suit the needs and lifestyle of an incoming owner, subject to any necessary consents or approvals. The property additionally benefits from an integral double garage and separate workshop, good energy efficiency, and attractive front and good-sized rear gardens to complete the picture of this very appealing, well-rounded and adaptable village home.

ACCOMMODATION

The house is accessed beneath a covered entranceway into a central hallway, where stairs rise to the first floor, and there is a useful understair coats and boots cupboard and a cloakroom. The ground-floor accommodation can then be summarised as follows: a bright, dual-aspect sitting room centred around a multi-fuel stove, with an attractive view over the front garden and patio doors to the rear; at the head of the hallway, the fitted kitchen; the very attractive dining room extension, which connects to the rear garden through one set of patio doors, one set of bi-fold doors and a separate pedestrian door; an inner hallway; a small office/study space with a side external door; a dedicated utility room with internal access to the double garage.





The kitchen is equipped with a good range of contemporary Italian units, including pull-out pantry-style cupboards, with roll-top work surfaces incorporating a double-bowl sink, and a movable preparation surface. Integrated appliances include a Miele 4-ring electric hob, Montpellier double oven, a further Neff oven and a slimline Bosch dishwasher.

On the first floor are the four bedrooms and the family bathroom, which features a traditional panelled bath and fully tiled walk-in shower enclosure, and a separate WC. The principal bedroom has provision for an en-suite bathroom (not fully connected), fitted wardrobe space and patio doors to a flat roof terrace. There are two further doubles, one front-facing and one overlooking the gardens, both with fitted wardrobe space, and a generous single.

OUTSIDE

A gated, block-paved driveway provides good space for several vehicles and leads to the integral double garage, which has power, lighting, and twin up-and-over doors, and a separate workshop at the rear. The drive is flanked by a pretty, well-kept front garden with a mature border featuring some established acers and a large magnolia. The southeast-facing rear garden is mainly laid to lawn, with established hedge borders and some mature trees, and there is a sizeable, block-paved sun terrace outside of the sitting and dining rooms, over which is an extendable, motorised awning. At the foot of the garden is a greenhouse and fruit cage, both in need of some improvement, and a metal tool and storage shed. The garden offers a good opportunity for keen horticulturalists and those enjoying active family life.

SERVICES

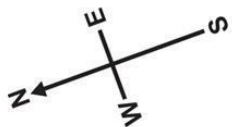
All mains-supplied services. Gas-fired central heating throughout. EV charging point. Ultrafast broadband is available. Variable mobile voice/data service is available via the four major network providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

The property benefits from a very recent, clear Mundic Block test.

VIEWINGS AND DIRECTIONS

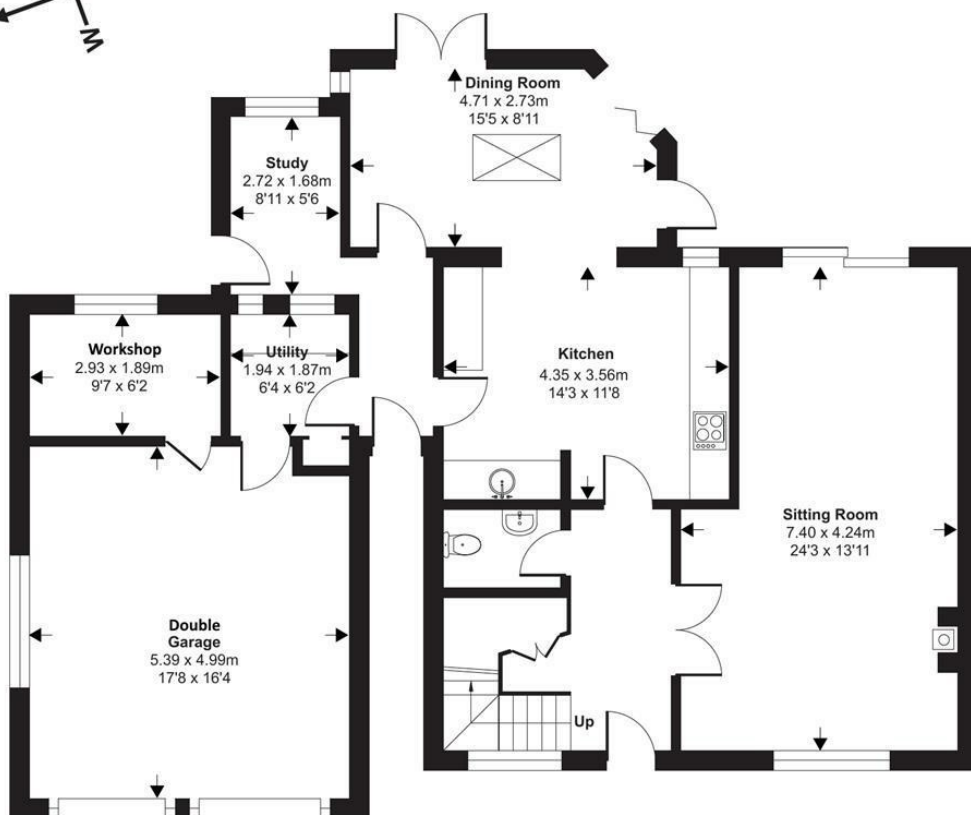
Viewings are strictly by prior appointment with the vendors' agents, Stags. The what3words reference is [///pirate.enlighten.mailbox](https://www.what3words.com/pirate.enlighten.mailbox). For detailed directions, please contact the office.



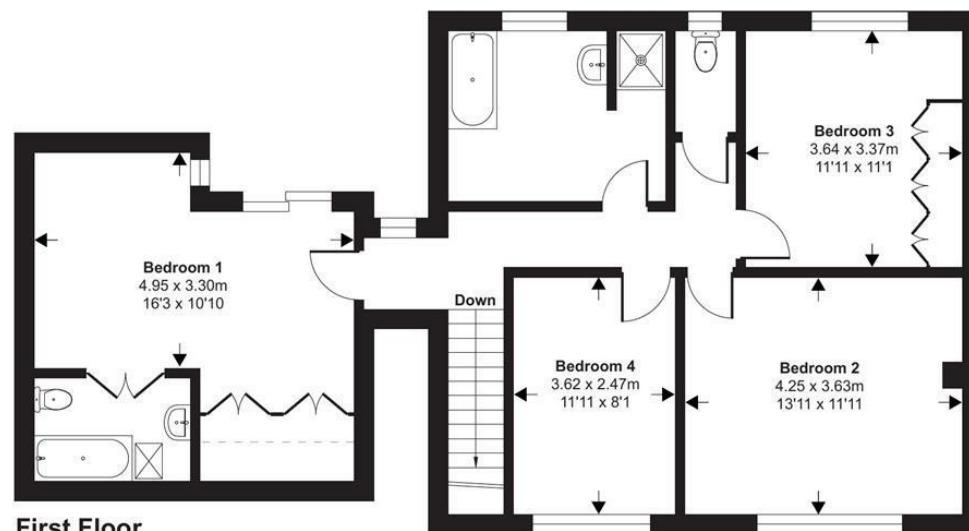
Approximate Area = 1846 sq ft / 171.4 sq m
Limited Use Area(s) = 16 sq ft / 1.4 sq m
Garage = 280 sq ft / 26 sq m
Total = 2142 sq ft / 198.8 sq m

For identification only - Not to scale

Denotes restricted
head height



Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nìcheom 2026. Produced for Stags. REF: 1488042



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	75
EU Directive 2002/91/EC		



