



CRAPSTONE, YELVERTON
GUIDE PRICE £680,000





1 WOODCHURCH

Crapstone, Yelverton, Devon, PL20 7UX

A modern and individual detached house located in a quiet crescent on the edge of Dartmoor National Park, offering views to open countryside and south westerly gardens.

Four Bedrooms

Built by Award Winning Local Builder

Unique Executive Home constructed 1999

Styled on a Devon Longhouse

Purchased Off-Plan by Current Owners

Open Plan Living

Away From Main Road

Near Transport Links



Guide Price £680,000



**The Roundabout
Yelverton
Devon
PL20 6DT**

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SITUATION AND DESCRIPTION

A detached executive home built 1999, being one of a small development of five homes, on the edge of the moors, in this sought after area. The house was designed in the style of a Devon Longhouse. The layout is very versatile and can be shaped to suit different lifestyles. The property has a lobby with a built-in cupboard, leading to an open plan reception hall with a good sized understairs cupboard. The main living room benefits from a gas flame fireplace and a lovely sense of space with ample light from south facing patio doors. From this area is a door to a garden room, which provides a separate area for relaxing and entertaining, with additional patio doors.

There is an open and light kitchen with good space for a breakfast/dining table and with solid wood cupboards and a range cooker. The utility, located off the kitchen, offers room and plumbing for appliances, together with a built-in broom cupboard. There is a good-sized downstairs cloakroom, which has scope to be turned into a shower room. The dining room is dual aspect and can be used, alternatively, as a bedroom 4, or a study.

Rising though a turned staircase, the first floor has a vaulted landing with a minstrels' gallery and doors off to the bedrooms and family bathroom. The principal bedroom is a generous size and offers a bay window looking out to the front. Again, the room is vaulted with fitted wardrobes and has an en-suite shower room. The second and third bedrooms are doubles with feature ceilings and fitted wardrobes. The views from upstairs are of particular note as they look across the neighbouring fields to distant Cornish hills. The rear of the house looks towards the west, so the setting sun can be a real spectacle. The property is warmed by a mains gas central heating system, aluminium double-glazed windows and further insulation measures. A new boiler (Worcester Greenstar Highflow 440 CDi ErP) was installed January 2024 and benefits from a British Gas ten-year warranty.

The property is close to amenities in Yelverton and is in the catchment for good local schools. Yelverton has a useful selection of shops, including the Co-op supermarket, a delicatessen, hairdressers, garage and hotel. The ancient stannary town of Tavistock is around 6 miles to the north, with the historic naval port of Plymouth about 10 miles to the south. Yelverton has regular bus services to both Tavistock and Plymouth, where the national rail network provides connections to London and countless other destinations. Plymouth also has cross-channel ferry services to both France and Spain.

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.

The accommodation, together with approximate room sizes, is as follows:



GROUND FLOOR

LOBBY	7'6" x 6'9" (2.28m x 2.06m)
RECEPTION HALL	11'3" x 7'9" (3.42m x 2.37m)
OPEN PLAN LIVING	18'8" x 15'4" (5.69m x 4.67m)
KITCHEN/DINING ROOM	15'4" x 13'8" (4.68m x 4.16m)
UTILITY	7'10" x 5'6" (2.38m x 1.68m)
GARDEN ROOM	14'10" x 8'0" (4.52m x 2.45m)
DINING ROOM/BEDROOM 4/STUDY	13'8" x 8'9" (4.16m x 2.68m)
CLOAKROOM	7'5" x 5'3" (2.26m x 1.61m)

FIRST FLOOR

LANDING	
BEDROOM 1	21'4" x 13'10" (6.52m x 4.22m)
EN-SUITE	7'6" x 6'9" (2.29m x 2.06m)
BEDROOM 2	15'3" x 13'8" (4.65m x 4.17m)
BEDROOM 3	13'9" x 8'9" (4.20m x 2.67m)
BATHROOM	7'6" x 6'10" (2.29m x 2.10m)
OUTSIDE	
GARAGE	19'1" x 15'9" (5.82m x 4.79m)





OUTSIDE

The property is approached from a driveway and flanked by attractive gardens. There is gated access to the rear and a path to the entrance door. The driveway and double garage park several cars and the garage door has a remote fob. There are two main garden areas to the rear which benefit from the sun at different times of the day. The south facing rear garden has a walled boundary, a sizeable patio, lawn and attractive borders; this area of garden is ideal for getting the best of the daytime sunshine. The lawn extends to the side of the house and a further attractive area of garden at the rear, which benefits from the evening sunlight; this area of the garden also offers a sheltered patio immediately next to the garden room.



SERVICES Mains water, drainage, electric and mains gas.

EPC RATING 69 BAND C

OUTGOINGS We understand the property is band 'G' for Council Tax purposes.

VIEWINGS By appointment with MANSBRIDGE BALMENT – YELVERTON OFFICE on 01822 855055.

DIRECTIONS From our Yelverton office proceed to the village of Crapstone. Upon reaching the village turn right just before the war memorial and then right again. After a short distance turn left into The Crescent. Continue down the road and take the next right into Woodchurch. The house is the first on the left.

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*** PL19, PL20, EX20**