



YELVERTON

OFFERS OVER £550,000







# **BRAKEWAY**

**Tavistock Road, Yelverton, Devon PL20 6ED**

An extended detached family house situated in Yelverton next to the open moors of Dartmoor National Park with approximately half an acre of gardens

Dartmoor National Park

Sublime Views

Close to Moorland Walks

Near Yelverton Shops

Good Transport Links

Five Bedrooms

Home Office

Solar Panels

**Offers Over £550,000**



**The Roundabout  
Yelverton  
Devon  
PL20 6DT**

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### SITUATION AND DESCRIPTION

The property was converted in about 1920 and was later extended by the current owners in 1988 creating a sizeable family home. The property has many original features and is an incredibly individual residence. Set down from the main road, the property boasts impressive gardens that total around half an acre and also include a hidden area of grounds behind a stone wall. This secluded area was once a railway cutting and now offers established wild shrubs and trees; it is a wildlife haven, has been perfect for children's camps, and is an open book for uses.

The views are a particular feature of this property and its gardens, looking over fields and moorland tors on the horizon. The main garden is laid to lawn with planted beds and crisscross paths. At the top of the garden is a seating terrace which looks across the vista. To the back of the house is a gated area which provides parking, plus an access door to a large cellar. The cellar, approximately 17' x 11' and sited under what is now the extension, has restricted head height but provides useful storage. To the front of the house there are steps down to the entrance door.

The property has a traditional entrance hall and porch, ideal for a Christmas tree or Grandfather clock. There is a good size understairs cupboard and doors off. The main sitting room is now a large room with a dual aspect looking out over the landscape with patio doors to the garden. In this room is a multi-fuel stove for withdrawing to of an evening. The dining room was originally the sitting room and offers a fireplace and a bay window. This room has space for a large dining table, ideal entertaining friends and family. The kitchen is at the heart of the house with a wonderful pantry/larder and a connecting door to the utility room. This room is a good size, with a door to the front, providing an alternative entrance to the house. There is a linen cupboard, ample room for appliances and storage, plus the boiler, solar panel controls and thermal store, the boiler has recently been replaced and is oil fired. There is no main gas in the road. The solar panels heat the hot water and are owned by the house. From the utility room is a rear hall with a coal/log store, a door to the garden and a further door to the home office. The home office has been further insulated and looks out to the countryside views.

To the first floor is a landing with loft access, the loft is fully boarded, with ladder access, and power and lighting. The five bedrooms of the property are all of a good size. A recently refurbished shower room, a family bathroom, separate WC and a further shower room in the extension, complete the accommodation. We hold a copy of the deeds in the office for anyone who requires further information.

Yelverton has a useful selection of shops, including the Coop supermarket, 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.

Sporting and Leisure facilities throughout the region are excellent – the Cornish beaches are within striking distance, and with Dartmoor National Park extending to over 300 square miles of stunning open countryside, there is plenty for the outdoor enthusiast to find. Sailing and other water sports are available within the Tamar and Tavy estuaries, and there are golf courses at Yelverton and Tavistock with numerous others throughout the region. There are also opportunities to fish by arrangement on the rivers Tamar, Tavy and Walkham.





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, are shown on the floorplan.







**SERVICES** Mains water, drainage and electricity, oil fired central heating.

**OUTGOINGS** We understand this property is in band 'F' for Council Tax purposes.

**VIEWINGS** By appointment with MANSBRIDGE BALMENT ON 01822 855055.

**DIRECTIONS** What3word: duty.stood.tenses







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**EPC RATING 30 BAND F**

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**\* PL19, PL20, EX20**

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