



CRAPSTONE  
OFFERS OVER £850,000







# AVERMONT

**Crapstone, Yelverton, Devon PL20 7PJ**

A delightful detached property situated with 3228 square feet of living space, set within a private plot in the heart of this very popular moorland village.

Five Bedrooms

Four Bathrooms

Spacious Living and Entertaining Space

High Specification

Private Plot

Generous Landscaped Gardens

Double Garage

**OFFERS OVER £850,000**



**The Roundabout  
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Devon  
PL20 6DT**

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## SITUATION AND DESCRIPTION

This fine individually designed detached residence was constructed in 2007 and has been sympathetically designed to blend in with its surroundings. Built to a high specification with traditional methods and natural slate roof, it has the benefit of gas underfloor central heating and double-glazed sash windows. The house is ideal for entertaining on a grand scale having extremely spacious ground floor accommodation with an open plan living/dining room, study, large bespoke kitchen complete with every conceivable appliance along with polished granite work surfaces and a conservatory. Most of the five bedrooms feature high quality built-in wardrobes. All rooms have telephone points and pre-cabling for digital connections. White 'Porcelanosa' sanitary ware has been fitted throughout accompanied by 'Hans Grohe' taps and shower fittings.

The property offers a grand driveway, parking forecourt, and double garage with electric doors. To the rear the gardens are landscaped and partly laid to lawn on two levels with a patio seating area. There is further pedestrian access if required from the rear service lane.

Crapstone is a small village on the edge of the Dartmoor National Park with village shops and a post office. It is approximately 1 mile from the village of Yelverton which provides good shopping facilities. Plymouth is 9 miles distant and Tavistock 5 miles.

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.

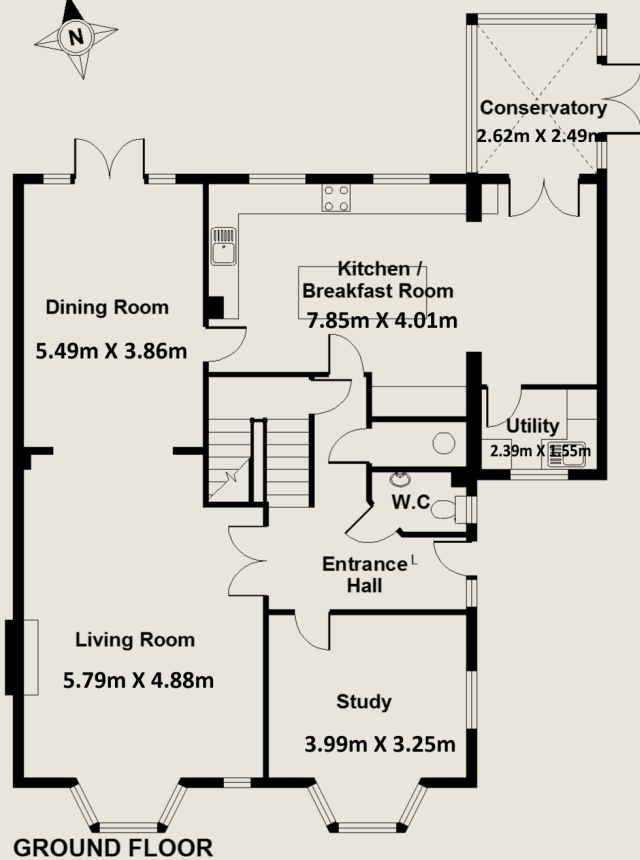
Sporting and Leisure facilities throughout the region are excellent – the Cornish beaches are within striking distance, and with Dartmoor National Park extending to over 300 square miles of stunning open countryside, there is plenty for the outdoor enthusiast to find. Sailing and other water sports are 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 is shown on the floorplan.



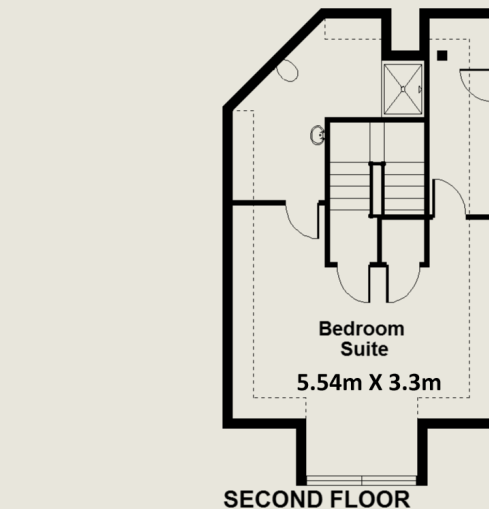
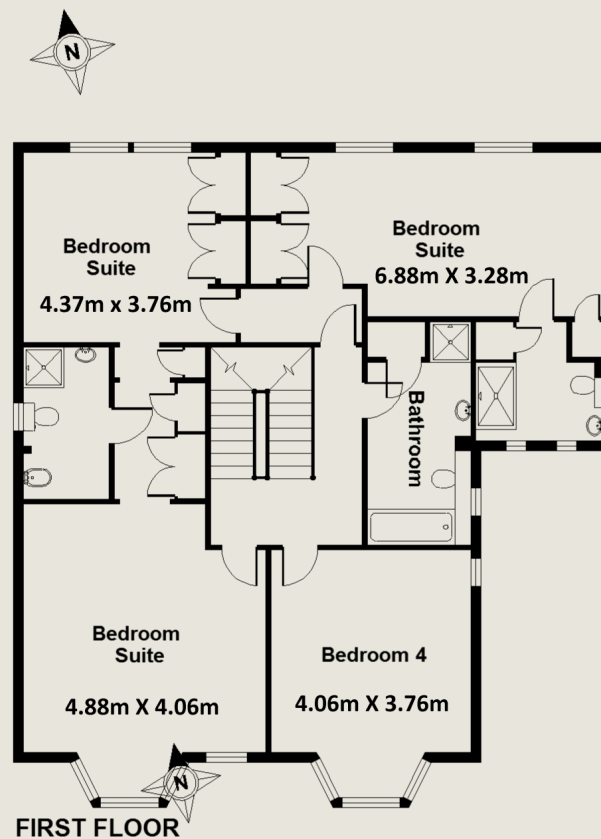


### GROUND FLOOR

Entrance Hall	
Cloakroom	
Study	13' 1" X 10' 8" (3.99m X 3.25m)
Sitting Room	19' 0" X 16' 0" (5.79m X 4.88m)
Dining Room	18' 0" X 12' 8" (5.49m X 3.86m)
Kitchen	25' 9" X 13' 2" (7.85m X 4.01m)
Conservatory	8' 7" X 8' 2" (2.62m X 2.49m)
Utility Room	7' 10" X 5' 1" (2.39m X 1.55m)

### FIRST FLOOR

Landing	
Master Bedroom	16' 0" X 13' 4" (4.88m X 4.06m)
Dressing Area	10' 1" X 5' 11" (3.07m X 1.8m)
En-Suite Bathroom	
Bedroom Two	22' 7" X 10' 9" (6.88m X 3.28m)
En-Suite Shower Room	
Bedroom Three	14' 4" X 12' 4" (4.37m X 3.76m)
Bathroom	
Bedroom Four	13' 4" X 12' 4" (4.06m X 3.76m)



### SECOND FLOOR

Landing	
Bedroom Five	18' 2" X 10' 10" (5.54m X 3.3m)
En-Suite Shower Room	
Storeroom	13' 10" X 4' 8" (4.22m X 1.42m)









## OUTSIDE

### **DOUBLE GARAGE**

17' 0" x 18' 8" (5.18m x 5.69m)      Finished to match the house; double electric up-and-over door; power and light points.

### **GARDENS**

The property is approached via herringbone stone driveway providing parking for several vehicles to the front of the house. Paths lead around either side of the property to the rear garden. There is ample space to the rear for entertaining on the patio, which steps up to the lawn. The borders are planted with established shrubs and trees and bounded with wooden fencing creating a safe and secure place for pets and children. There is also an established olive tree and small greenhouse.

From the door the moors are within easy walking distance for those who enjoy outdoor pursuits, and the lifestyle Dartmoor provides.



**SERVICES**      Mains gas, electricity, and drainage. Metered water.

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

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

**DIRECTIONS** From our Yelverton office proceed to Crapstone. As you enter the main village the property will be found on the right-hand side.



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**\* PL19, PL20, EX20**

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