



Town • Country • Coast



Hexworthy  
Princetown, Yelverton

Guide Price £850,000

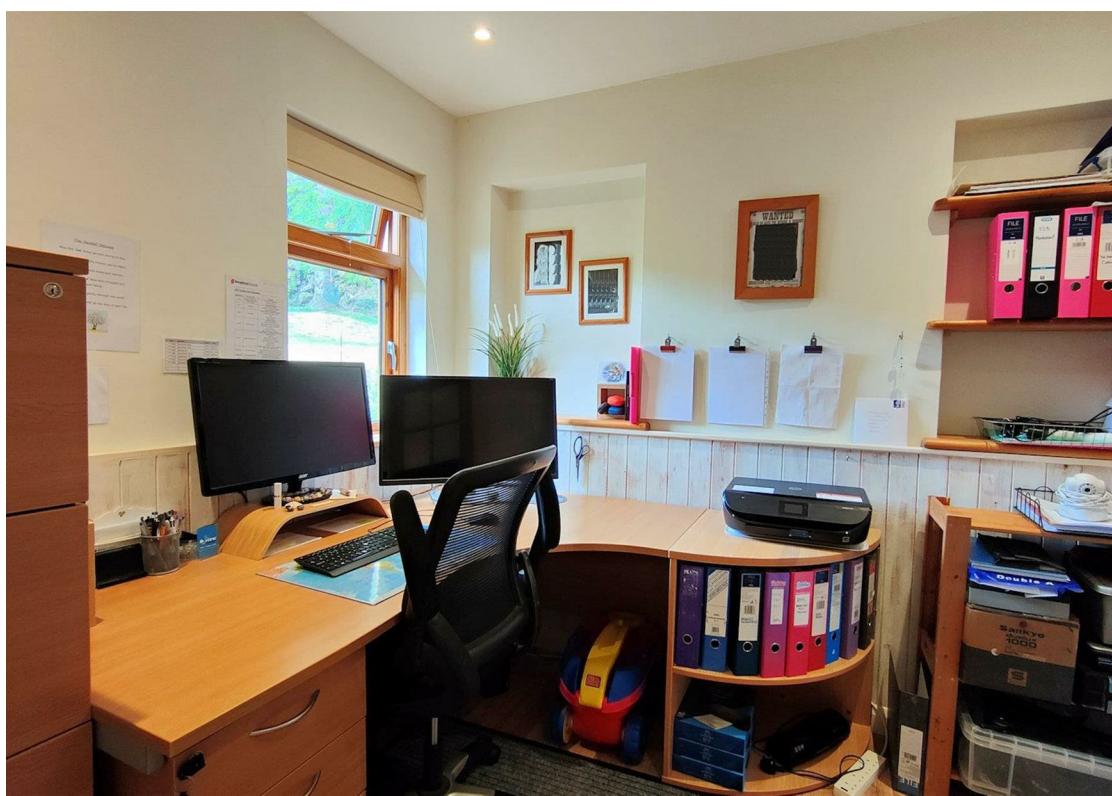
0.99% including  
No hidden fees



## Hexworthy

Princetown, Yelverton

Occupying a magnificent position in the heart of Dartmoor National Park, this unique and stunning home enjoys expansive views of the surrounding countryside. Coppins is situated in Hexworthy, an ancient hamlet lying on the West Dart River, and is surrounded by arguably some of the most picturesque and impressive scenery that Dartmoor has to offer. The small community is centred around the local pub, the Forest Inn. There are endless walks from your doorstep for those wanting to explore this beautiful area. The property boasts a large open plan living area with plenty of natural light from the large, picture frame windows with magnificent views looking east towards Yar Tor and Yar Tor Down, added to this is the cosy feel with granite faced walls and wood burner. The property benefits from what could be utilised as a one-bedroom annexe complete with its own kitchen, living area & shower room and provides additional accommodation with income potential that has proved to be successful for walkers and visitors throughout the year. The property is surrounded by gardens which are largely laid to lawn with an abundance of colour and interest with mature trees, shrubs, plants and small wild areas supporting habitat. There are distinct areas where you can sit out and fully appreciate its beautiful setting. You approach the property via a tarmac driveway which leads to a spacious parking area for multiple vehicles. The front door opens into an entrance hall with large windows to the side, this leads on into the open plan, L-shaped living area which is a striking room with vaulted ceilings, granite faced walls and large picture windows that maximise the beautiful outlook. Double doors encourage you out to a private seating area, perfect for a BBQ on a summer's night. The kitchen area boasts a sizeable pantry and a back door to the rear garden along with a range of wooden storage units. A conservatory to the rear overlooks the garden and is a quiet spot to relax and enjoy the wil





### Entrance Hall

### Open Plan Living Area

L-Shaped 27'11" x 15'11" (8.51 x 4.85)



### Kitchen

16'10" x 9'4" (5.13 x 2.84)

### Conservatory

12'11" x 5'11" (3.94 x 1.80)

### Bedroom 1

12'1" x 11'4" (3.68 x 3.45)

### Bedroom 2

14'10" x 12'6" (4.52 x 3.81)

### Bedroom 3

9'4" x 7'11" (2.84 x 2.41)

### Dressing Area

### Cloakroom WC

### Annexe

### Living Area

14'1" x 12'9" (4.29 x 3.89)

### Kitchen Area

### Bedroom

10'9" x 6'1" (3.28 x 1.85)

### Shower Room

### Tenure

Freehold (Freehold)

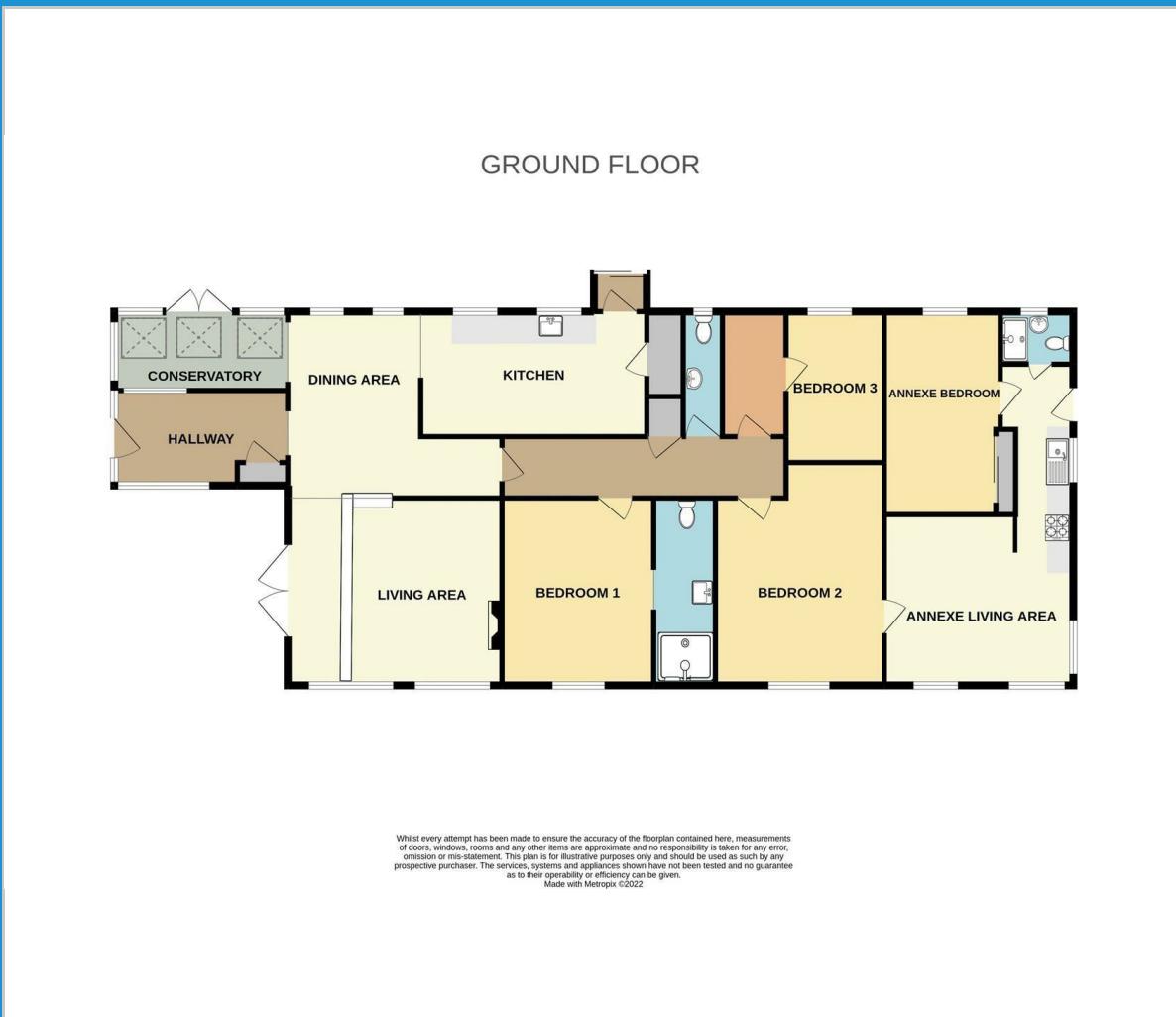
### Services

### Council Tax Band

G (G)



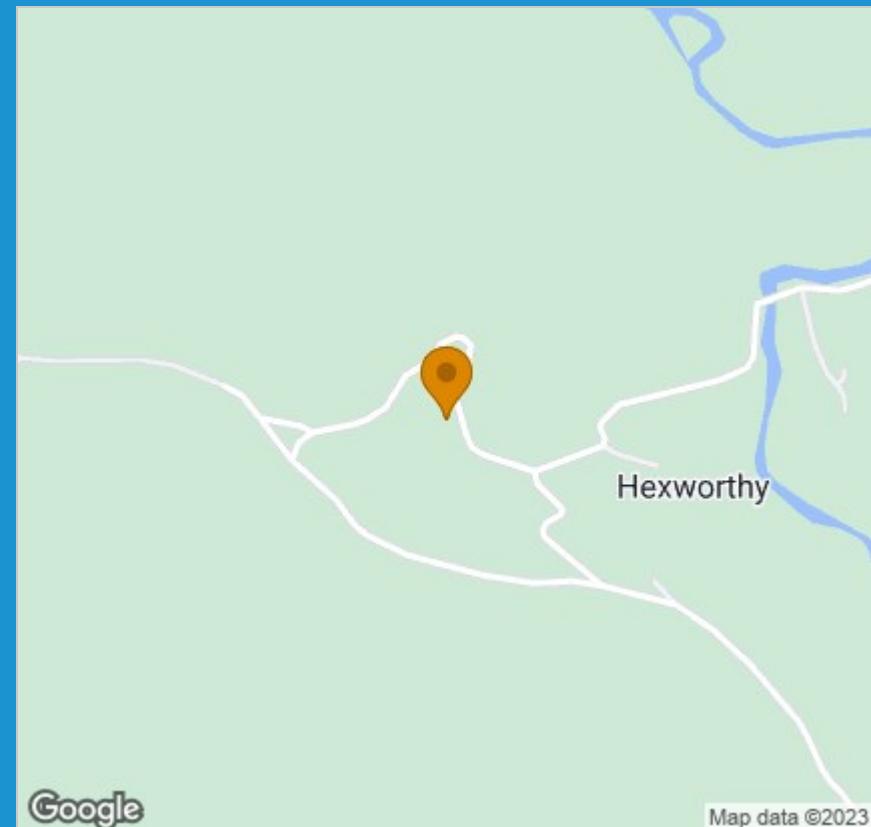
## Floor Plan



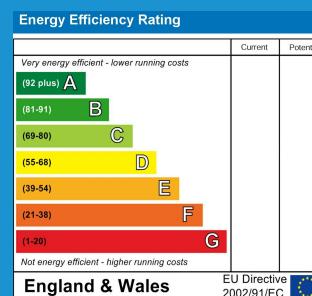
## Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF  
Tel: 01822 614614 Email: [Tavy@viewproperty.org.uk](mailto:Tavy@viewproperty.org.uk) [www.viewproperty.org.uk](http://www.viewproperty.org.uk)