



Town • Country • Coast



Harrowbeer Lane, Yelverton

Offers In Excess Of £550,000





# Harrowbeer Lane

## Yelverton

This is a rare opportunity to purchase a beautifully presented, versatile, four/five bedroom, detached house situated within close proximity to the village of Yelverton, benefitting from easy access to local amenities such as a supermarket, cafe, doctors surgery and public house. The property is unique in its layout; the majority of the bedrooms being on the ground floor, allowing you to enjoy the spectacular views from the sitting room.

You enter the property into a lovely, bright entrance hall and are immediately drawn to a beautiful domed stained glass window and an impressive staircase which leads to the first floor.

On the ground floor, the master boasts a unique dressing area and also an en-suite benefitting from a corner bath. There are a further two double bedrooms, both of a good size. There is also a useful utility room and bathroom.

At the top of the stairs is the landing, expanding out to an elegant atrium room, upgraded by the current owners. Light floods in from all of the surrounding windows making it a lovely place to sit and take in the countryside views, especially during the summer months. You can access an outside paved terrace from here through French doors. This is an ideal space for entertaining.

To the right, is a large sitting room that looks out onto the beautiful Dartmoor countryside, benefitting from a feature fire place - a focal point as you enter the room. To the left, the spacious open plan kitchen/dining area can be found. The kitchen is complete with integrated appliances and has ample cupboard space. Through a picture window, the dining area looks out onto the terrace, a perfect space for a dining table to enjoy a sit down family meal. Additionally, on the first floor are two more rooms which are currently utilised as home offices but would make two good single bedrooms.

Wrapping around the property is a low maintenance garden, gravelled space and a double garage with an electric up and over door.



<b>Living room</b>	18'6 x 17'11 (5.64m x 5.46m)
<b>Dining room</b>	15'3 x 14'10 (4.65m x 4.52m)
<b>Kitchen</b>	11'11 x 9'6 (3.63m x 2.90m)
<b>Atrium</b>	19'5 x 6'11 (5.92m x 2.11m)
<b>Bedroom one</b>	14'7 x 11'4 (4.45m x 3.45m)
<b>Dressing area</b>	6'9 long (2.06m long)
<b>En-Suite</b>	10'10 x 8'7 (3.30m x 2.62m)
<b>Bedroom two</b>	12' x 9' (3.66m x 2.74m)
<b>Bedroom three</b>	12' x 8'4 (3.66m x 2.54m)
<b>Bedroom four</b>	10'4 x 8'2 (3.15m x 2.49m)
<b>Bedroom 5</b>	10'4 x 6'1 (3.15m x 1.85m)
<b>Double Garage</b>	18'4 x 17'9 (5.59m x 5.41m)

## Directions



### Tenure

Freehold

### Services

Mains electricity, gas, water and drainage.

### EPC

C/73

### Council Tax

G

### Situation

A village on the south-west edge of Dartmoor National Park, Yelverton is well situated to explore the park, with many prehistoric standing stones and stone rows within a short distance as well as excellent opportunities for walking and cycling at the nearby Burrator Reservoir and Sheepstor. It is just a short drive from both Plymouth and Tavistock and has a depth of history, being nearby to the Second World War airfield at Harrowbeer.

### Directions

Coming from Tavistock, follow the A386 Tavistock road towards Yelverton. Drive through Horrabridge and all the way to Yelverton until you reach the main roundabout. Take the exit onto the B3212 Dousland road. Next, take your first left onto Harrowbeer Lane, follow this past the signed Rosemont House. Continue down this road for a couple of minutes, passing two left hand turnings. You will find the property on your right hand side.

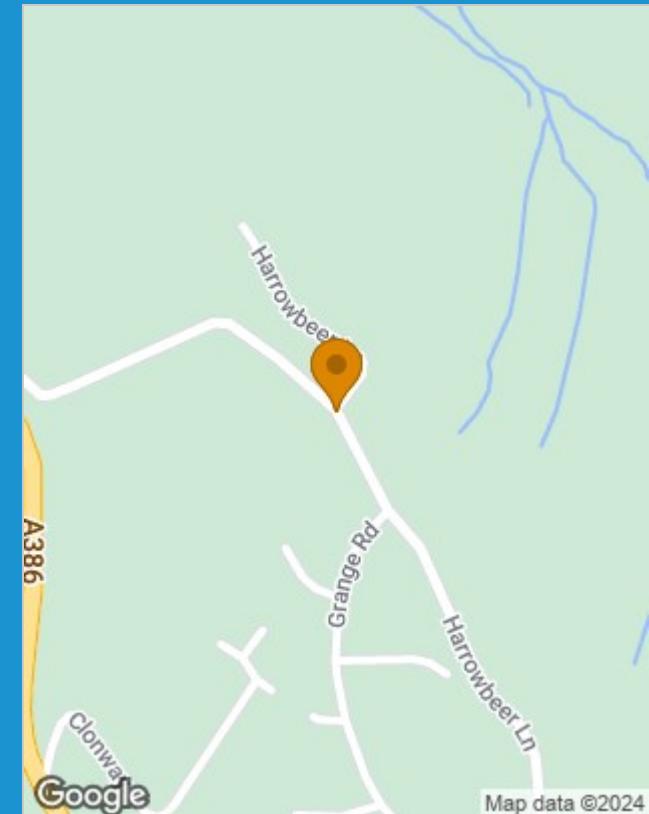




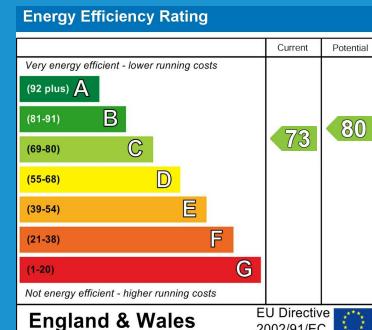
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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)