

STAGS

Little Haslemere







Little Haslemere,

Golf Links Road, Yelverton, Devon, PL20 6BN

Roborough Common 150 yards • Yelverton Parade 1 mile • Tavistock town centre 7 miles • A38 Access 7 miles • Plymouth City Centre 9 miles (Derriford Hospital 6 miles)

In a peaceful, private and sheltered location, on the edge of open moorland yet with facilities and amenities nearby, a substantial and versatile, 6-bedroom family home of over 3,300 sq.ft, in wonderful south-facing gardens, 0.72 acres in all.

- Expansive, Extended Family Home
- Four Versatile Reception Rooms
- Double Garage and Driveway
- Within 150 Yards of Open Moorland
- Freehold
- Six Bedrooms, Three Bathrooms
- Well-established South-facing Gardens
- Private and Sheltered Plot of 0.72 acres
- Nearby Access to Amenities and Facilities
- Council Tax Band: G

Guide Price £995,000

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SITUATION

This property is located in an incredibly desirable, discreet position along a private cul-de-sac of just three properties, within yards of open moorland at Roborough Common, enjoying an excellent degree of peace, privacy and shelter. There are unlimited opportunities for walking, cycling and exploring all directly from the doorstep. For golf enthusiasts, Yelverton's popular Club and moorland course is located within 600 yards. The property is also located within easy reach of the city of Plymouth, including commutable distance of Derriford Hospital and the city's schooling options, as well as Yelverton parade, Tavistock and the wide expanse of Dartmoor National Park.

Yelverton itself is an extremely popular and sought-after village on the fringe of Dartmoor National Park, providing an excellent range of day-to-day amenities with the parade of shops featuring a mini-supermarket, local butchers, delicatessen, cafe and pharmacy, whilst the village also has a GP Surgery, Texaco fuel station, Post Office and Veterinary Surgery, as well as a selection of eateries and a popular Free House, The Rock Inn. For the sports enthusiast, there are golf, cricket, tennis and bowling clubs. In all, Yelverton offers a very high standard of living with a wonderful sense of community.

DESCRIPTION

This superbly proportioned and versatile detached house has been a cherished home to our client for over 30 years. Originally a detached bungalow, the property was subject to considerable overhaul and improvement in the early 2000s, including significant outward and upward extension to create a first floor, resulting in a very impressive and extremely comfortable home of over 3,300sqft. Offering six bedrooms, three bathrooms and four receptions in all, the accommodation can be characterised as having large, well-configured and naturally well-lit rooms, most of which enjoy an attractive outlook over the property's wonderful, well-stocked gardens. Externally, the property is complemented by some mature and thoughtfully planted gardens that are awash with colour throughout the year, making this a superb proposition for keen gardeners as well as large and active families, and, with open moorland on the doorstep, those who enjoy an outdoor-oriented lifestyle. Finally, there is a good-sized driveway and an attached double garage providing parking.

ACCOMMODATION

The house is accessed beneath a covered entrance, initially into a porch, which in turn leads to a sizable reception hallway. The ground floor accommodation can then be summarised as follows: a triple-aspect sitting room centred around a gas fireplace in a stone surround, with patio doors out to the garden; a dedicated dining room with a large picture window overlooking the gardens and built-in storage cupboards; a study with a built-in workstation; the impressive, contemporary kitchen; a dedicated utility room, with internal access to the garage, and an adjacent laundry room; a side porch; a bright- dual-aspect breakfast/day room, with patio doors out to a paved seating area; a double bedroom with a fitted dressing unit and wardrobes, plus a large, stylish en-suite, and; a fully tiled standalone bathroom with built-in linen and cloaks cupboards.













Of particular note, the kitchen is equipped with an exceptional range of tasteful modern cupboards and cabinets with black granite worktops, incorporating a 1.5-bowl composite sink, plus a central island with additional storage and a breakfast bar. Integrated Siemens appliances included a multi-function induction hob, twin ovens and dishwasher.

On the first floor are the five principal bedrooms, including three generously sized double rooms - each with a view out to the rear gardens. The master suite is comprised of a large double bedroom, a dedicated dressing room with extensive fitted wardrobes, a private, decked balcony terrace overlooking the rear garden, and a very sizeable en-suite bathroom with a rain-style shower in addition to the bath.

OUTSIDE

The house is approached over a private drive into a parking area providing ample space for several vehicles and leading to the attached double garage, which has power and lighting, and remote-controlled access.

Both the front and rear gardens have been kept meticulously and comprise large areas of manicured lawns with very well-established and well-stocked borders which contain a colourful range of shrubbery and trees, including acers, camellias, hydrangeas and rhododendrons, plus cherry, rowan and larch trees. The gardens also contain a detached timber summerhouse and a tool shed. In the lower corner is a former pond, now a pretty seating area. The gardens are essentially south-facing and, in all, the plot amounts to 0.72 acres.

SERVICES

Mains water, gas and electricity are connected. There is gas central heating throughout. Private drainage via a septic tank. Ultrafast broadband is available. Limited mobile voice/data services are available with all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

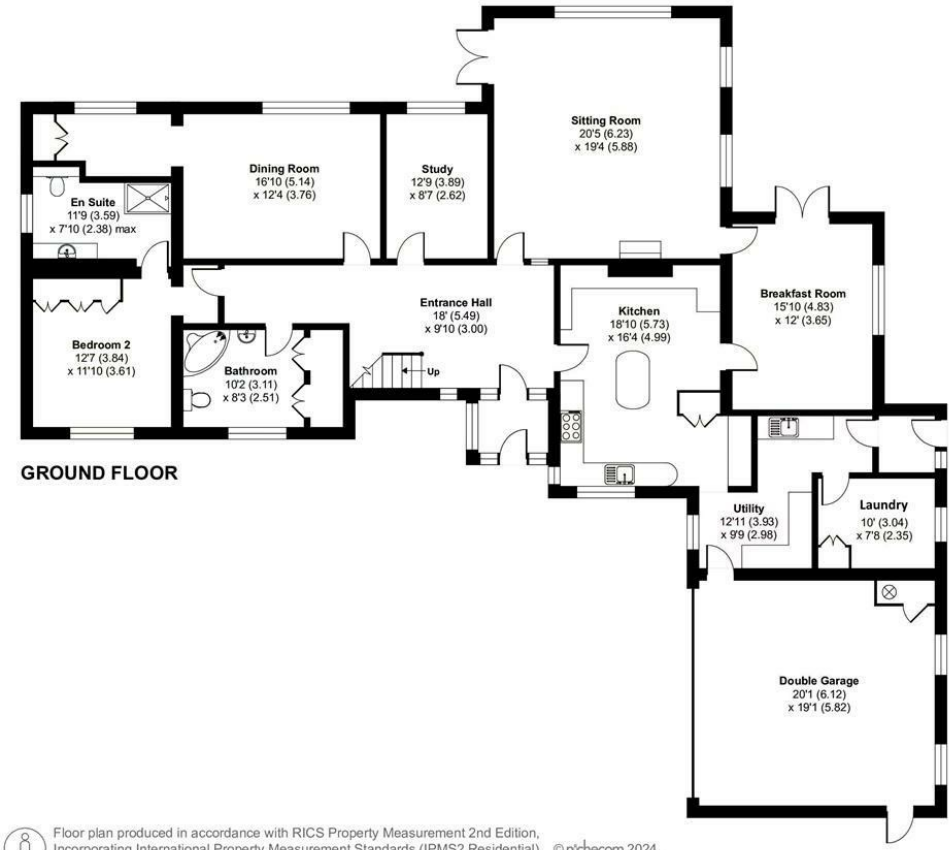
AGENT'S NOTES

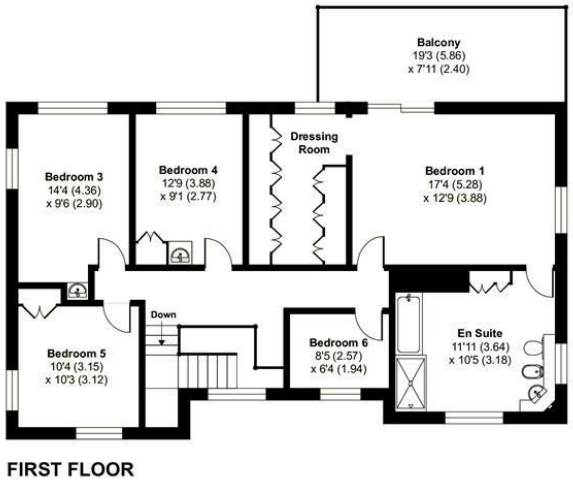
1. The property benefits from a right-of-way over part of the private roadway, which belongs to its easterly neighbour, and the neighbour to the west enjoys a right-of-way over the portion of the roadway which is in our property's ownership. See our Location Plan.
2. The house is located just outside the boundary of Dartmoor National Park and is, therefore, subject only to West Devon Borough Council's planning jurisdiction.

VIEWINGS AND DIRECTIONS

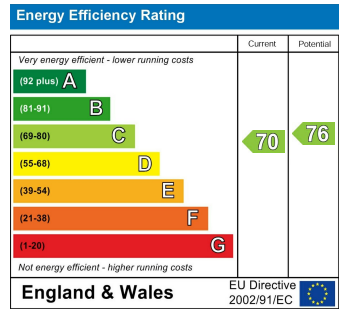
Viewings are strictly by prior appointment with the vendor's sole agent, Stags. The What3words reference is ///fiery.encourage.kingdom. For detailed directions, please contact the office.

Approximate Area = 3373 sq ft / 313.3 sq m
Garage = 386 sq ft / 35.9 sq m
Total = 3759 sq ft / 349.2 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.










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