



mansbridgebalment

BERE FERRERS

£347,500



# FAIR WINDS

Station Road, Bere Ferrers, Yelverton PL20 7JS

*Sizeable detached bungalow  
located in this quiet riverside hamlet*



Three Bedrooms - Master Ensuite

21ft Kitchen/Dining/Garden Room

20ft Dual Aspect Sitting Room

South Facing Rear Garden

Raised Seating Terrace. Summerhouse

Driveway Parking

**£347,500**



**19 Fore Street  
Bere Alston  
Devon  
PL20 7AA**

[mansbridgebalment.co.uk](http://mansbridgebalment.co.uk)



### SITUATION AND DESCRIPTION

A sizeable detached bungalow, located in an attractive, historic and especially quiet riverside hamlet on the Bere Peninsula which also enjoys a railway station on the beautiful Tamar Valley Line and boating quay.

The property has a good size front and south facing rear garden with large gated driveway allowing parking for several cars and hard standing. The bungalow benefits from side elevation views over the countryside. We understand the property was originally built in the 1960s and later extended by the current owners in the 1980s creating further living space on the rear elevation and the conversion of a garage into a front bedroom. The home offers PVCu double glazing, electric radiators with potential for other forms of energy efficient heating and mains gas. There is also a multi-fuel stove in the sitting room and most of the rooms have dual aspects with sunny aspects.

The accommodation has two entrances to both front and side with a spacious central hall and ample storage cupboards, sitting room, kitchen/dining/garden room, utility/boot room, cloakroom, shower room, master bedroom with en-suite, two further bedrooms and front porch.

The bungalow is in an Area of Outstanding Natural Beauty with some of the most pleasant walks and footpaths. The Bere Ferrers station is a short walk at the top of the road with an approximately 20 minute connection to Plymouth City which in turn connects to Exeter and London Paddington. The village also offers a country pub called The Old Plough Inn, attractive quay on the tidal shore of the Tavy river, bus service and village hall. Plymouth is 9 miles from the door, Tavistock 6 miles and Bere Alston is 2 miles with shops, primary school, doctors surgery, chemist, post office/store, hairdressers, fish and chips shop and public house. Weir Quay is a short 5 minute drive from the village where there is deep moorings and a boat yard which is located on the Tamar River.

### 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, is as follows:

#### PORCH

8' 2" x 5' 2" (2.49m x 1.57m)

Entrance door; double glazed windows; door to:

#### RECEPTION HALL

27' 5" x 14' 0" maximum (8.36m x 4.27m maximum)

Window to the porch; coat cupboards; store cupboard and laundry cupboard; door and window to the side passage and gardens; doors off.

#### SITTING ROOM

20' 0" x 15' 4" (6.1m x 4.67m)

Dual aspect double glazed windows and patio door to the side aspect, views and rear garden; multi-fuel stove; door to:





#### **KITCHEN/DINING/GARDEN ROOM**

21' 10" x 12' 3" maximum (6.65m x 3.73m maximum)

Triple aspect double glazed French doors and windows to the garden, views and side; fitted kitchen and worktops; eye level dual Neff ovens/grill; electric hob and Tecnik extractor hood; single drainer sink with mixer tap; integrated fridge and Tecnik dishwashers; store cupboard ; opening to the dining/garden room; door to:

#### **UTILITY/BOOT ROOM**

12' 0" x 5' 6" (3.66m x 1.68m)

Double glazed doors and windows; space and plumbing for washing machine, freezer, further fridge and tumble dryer.

#### **CLOAKROOM**

6' 0" x 2' 7" (1.83m x 0.79m)

Double glazed window; low level WC.

#### **SHOWER ROOM**

6' 0" x 5' 7" (1.83m x 1.7m)

Double glazed window; wash handbasin; shower cubicle with electric shower; heated towel rail.

#### **MASTER BEDROOM**

16' 9" x 13' 0" (5.11m x 3.96m)

Double glazed window to the front; fitted wardrobes and cupboards; double glazed window to the side; door to:

#### **ENSUITE**

8' 7" x 5' 10" (2.62m x 1.78m)

Double glazed window to the side; panelled bath with shower; wash handbasin; low level WC; radiator.

#### **BEDROOM TWO**

15' 6" x 10' 1" (4.72m x 3.07m)

Double glazed window to the front and side; fitted wardrobe.

#### **BEDROOM THREE**

10' 2" x 9' 9" (3.1m x 2.97m)

Double glazed window to side; fitted wardrobe.



### OUTSIDE:

The property is approached from a gated driveway which provides ample off road parking flanked by gardens. There is access to the rear garden along the side elevation and down to the utility/boot room.

The rear garden is mainly laid to lawn with planted beds and shrubs. There is a summer house at the end of the garden and a raised seating terrace adjacent to the kitchen and sitting room doors, ideal for entertaining and enjoying the village tranquillity. The gardens are private and secluded with secure boundaries ideal for pets and children.



### SERVICES

Mains electricity, mains water and mains drainage.

### OUTGOINGS

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

### VIEWING

Strictly by appointment with MANSBRIDGE BALMENT on 01822 840606.

### DIRECTIONS

From our Bere Alston office proceed to the village of Bere Ferrers. Upon reaching the village turn right onto Station Road and the property will be found up the hill on the left side marked by our for sale board.

**Ground Floor**



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\* PL19, PL20, EX20