



mansbridgebalment

HORRABRIDGE

OIEO £199,000

THE OLD POST OFFICE

Commercial Road, Horrabridge PL20 7QE

*Spacious three storey property in need of refurbishment
in the heart of this popular village*

Modern Energy Efficient Heating System

Five Bedrooms

20ft Kitchen & 22ft Conservatory

Cellars & Attic Room

Shop with Potential for Commercial Use

Currently with A1 Business Use

OIEO £199,000



**The Roundabout
Yelverton
Devon
PL20 6DT**

mansbridgebalment.co.uk



5



3



1



SITUATION AND DESCRIPTION

A spacious three storey property in need of update and improvement, set in the heart of this popular village.

Horrabridge is an attractive village situated 9 miles from Plymouth and 5 miles from Tavistock. It provides shopping facilities and there is a primary school. There are regular bus services to both Plymouth and Tavistock. 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.

Originally built as a public house, this property was run as the village Post Office since the early 1900s and currently has A1 business use and is now a family home. The spacious accommodation is set over three floors and evidence of its history can be seen in the various cellars on the lower ground floor.

The accommodation currently comprises an entrance hall, shop, original sorting office, dining room, office/reception room, kitchen and conservatory to the ground floor. To the lower ground floor are five linked cellars with power and light points. To the first floor is a bathroom, WC, five bedrooms and a sitting room with a further attic room accessed via stairs from the first floor. The property is in need of refurbishment throughout but benefits from a modern gas and solid fuel central heating system using an energy efficient thermal store which has only been installed in the past 3 years.

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:

GROUND FLOOR:

Entrance door to:

HALLWAY

Window to side; site of electric meters; flagstone flooring; doors off.

OLD SORTING OFFICE

14' 7" x 14' 6" maximum reducing to 10' (4.44m x 4.42m maximum reducing to 3.05m)

Power and light points; window to side; original chimney breast; built-in cupboard; site of wall mounted gas boiler; Akvaterm thermal store; door to:

SHOP

25' 7" x 13' (7.8m x 3.96m)

Door and windows to front and side; power and light points; site of gas meter. Potential for commercial use.

From hall, door to:





INNER HALL

29' x 3' 8" (8.84m x 1.12m)

Power and light points; built-in storage cupboard; doors off.

OFFICE/RECEPTION ROOM

13' 6" x 9' (4.11m x 2.74m)

Step up from inner hall; door to conservatory; fireplace; radiator.

DINING ROOM

16' 2" x 14' 4" (4.93m x 4.37m) maximum

Fireplace with solid fuel Esse range cooker (cooking and hot water); bay window to conservatory; window seat; radiator; door to:

KITCHEN

20' 4" x 6' 2" (6.2m x 1.88m)

Range of floor and wall cupboards with laminate worktops; built-in electric oven and grill; electric hob with extractor hood; one and a half bowl sink and drainer with mixer tap; radiator; space for appliances; windows to side; door and step to:

CONSERVATORY

22' 7" x 6' (6.88m x 1.83m)

Floor access to cellar; door and windows to rear; windows to office/reception room.

From hall, stairs lead to the:

LOWER GROUND FLOOR:

Power and shelving on staircase; opening to:

CELLAR ONE

12' x 7' (3.66m x 2.13m)

Restricted head height in parts. Window to rear; power and light points; fuse box and consumer unit; slate shelving.

CELLAR TWO

16' 2" x 13' (4.93m x 3.96m)

Restricted head height in parts. Flagstone slate flooring; power and light points; original chimney recess; door to:

CELLAR THREE

9' 2" x 6' 2" (2.79m x 1.88m)

Restricted head height in parts. Power and light points; feature copper; well; water pump supplying well water to both WCs and garden tap; plumbing for washing machine.

CELLAR FOUR

28' x 11' 7" (8.53m x 3.53m)

Restricted head height in parts. Power; chimney recess; door to second staircase (currently not in use) to ground floor.

CELLAR FIVE

14' 3" x 12' 10" (4.34m x 3.91m)

Restricted head height in parts. Power; flagstone flooring; recess; drain.

From inner hall on ground floor, stairs lead to:

HALF LANDING

Skylight; stairs up to first floor and stairs down to:



BATHROOM

8' x 7' 4" (2.44m x 2.24m)

Wash hand basin; low level WC (water supplied from well); panelled bath with shower over; obscure window to side; spotlights; extractor fan; tiled walls; radiator; heated towel rail; oak flooring.

WC

4' 3" x 3' 4" (1.3m x 1.02m)

Low level WC (water supplied from well); tiled walls; obscure window to side.

FIRST FLOOR:

Doors off.

SITTING ROOM

19' 3" x 15' 3" (5.87m x 4.65m)

Large internal window to landing; two windows to side; fireplace; radiators; recess storage area; door to:

BEDROOM TWO

15' 5" x 9' 4" (4.7m x 2.84m)

Window to side; radiator.

From the main landing there is a door to the:

INNER LANDING

12' 9" x 8' (3.89m x 2.44m) maximum

Irregular shape. Window to side; door and stairs to attic room; radiator; doors off.

BEDROOM THREE

11' 10" x 11' (3.61m x 3.35m)

Irregular shaped room. Window to side; radiator.

BEDROOM FOUR

10' 4" x 6' 8" (3.15m x 2.03m)

Window to side; radiator.

BEDROOM ONE

15' 10" x 13' 2" (4.83m x 4.01m)

Double glazed sash windows to front; two radiators.

BEDROOM FIVE

9' 6" x 6' 8" (2.9m x 2.03m)

High window to side; radiator.

ATTIC ROOM

36' x 18' (10.97m x 5.49m)

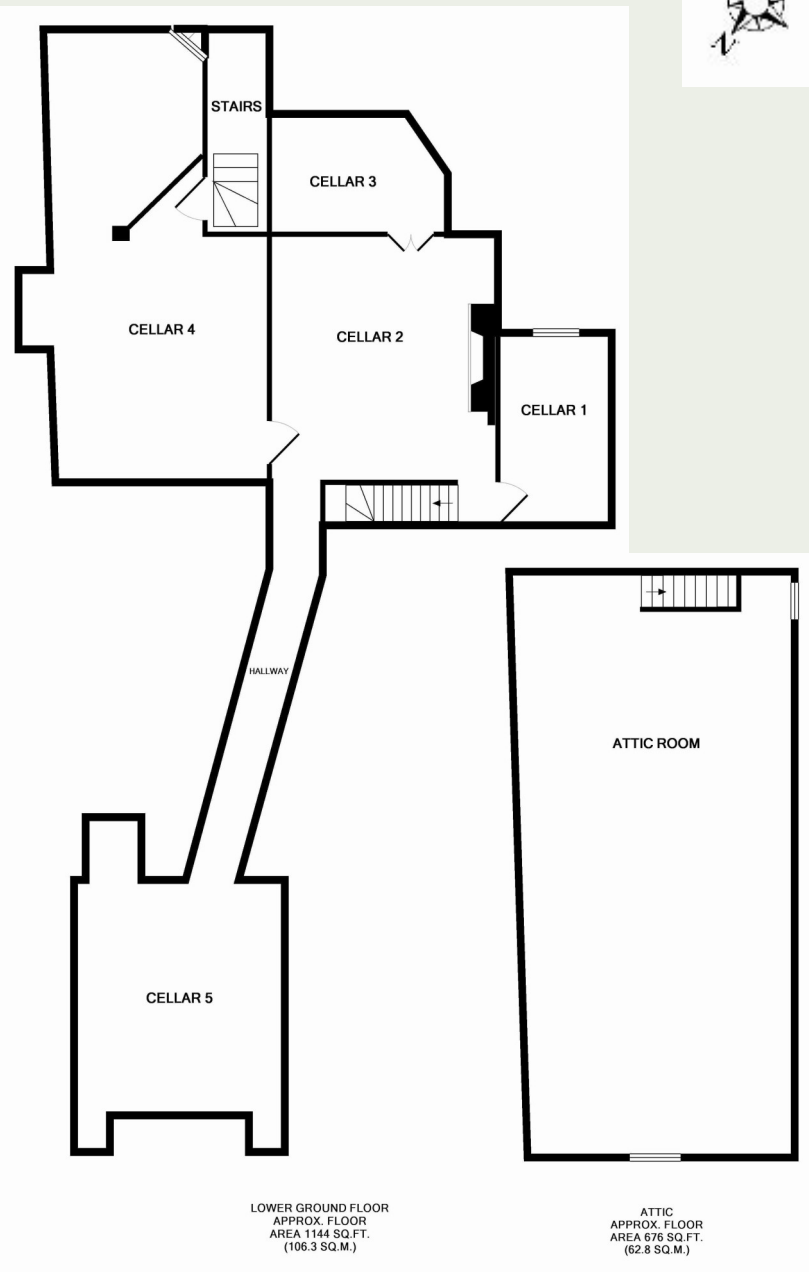
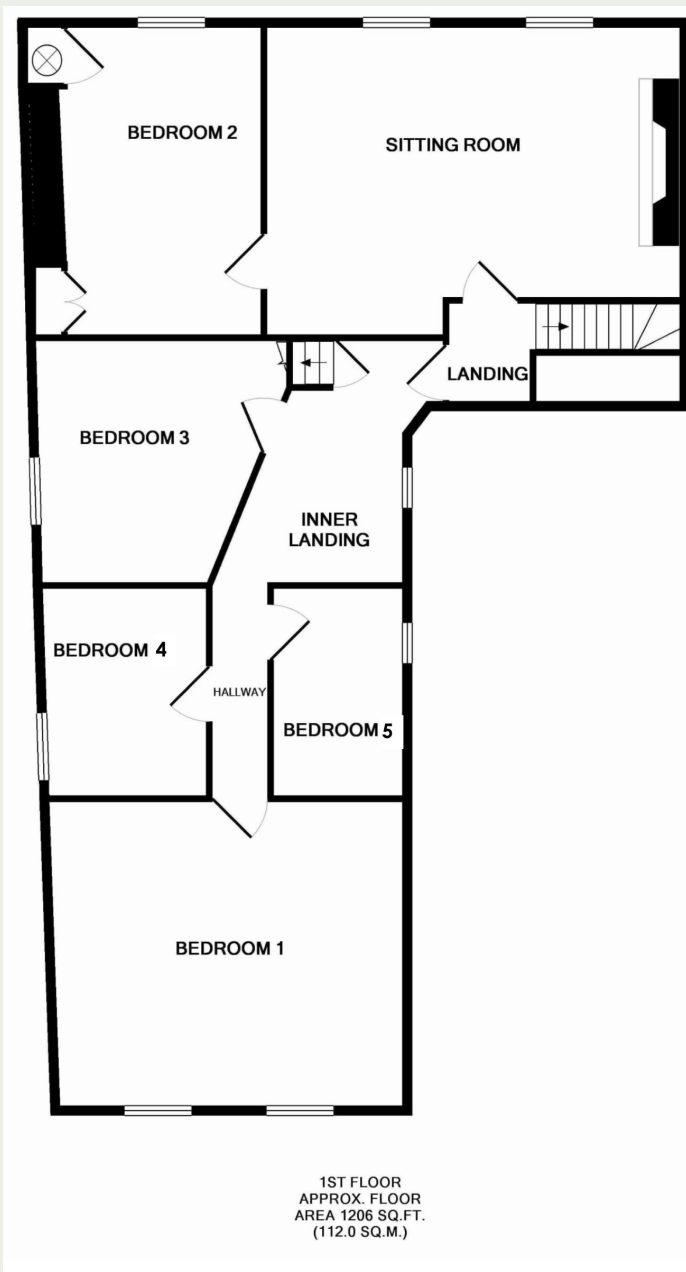
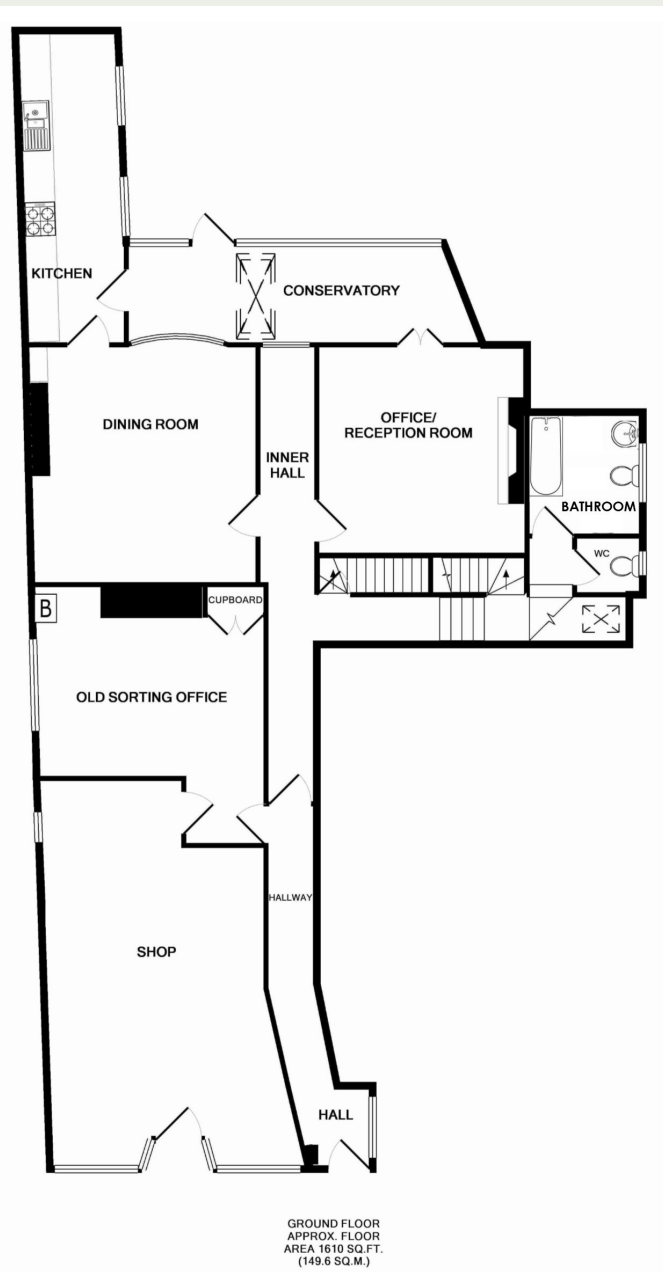
Restricted head height in parts. Window to side allowing access to roof; further window to front; access to additional roof space.

OUTSIDE - PARKING AREA/COURTYARD

18' 7" x 14' 10" (5.66m x 4.52m)

Double wooden gates from rear access lane; space for one vehicle; tap (water supplied from well).







<u>AGENT'S NOTE ONE:</u>	We have been advised by the current owners that the property is being sold with A1 business use.
<u>AGENT'S NOTE TWO:</u>	There is an expired grant of conditional planning permission for two maisonettes and a lock up shop (0151/04).
<u>SERVICES</u>	Mains electricity, mains gas, mains water and mains drainage.
<u>OUTGOINGS</u>	We understand this property is in band 'B' for Council Tax purposes.
<u>VIEWING</u>	Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.
<u>DIRECTIONS</u>	From our Yelverton Office, proceed to the village of Horrabridge. Just after the speed camera, turn right into Graybridge Road and follow this road down the hill and over the ancient stone bridge where the property will be found on the right hand side.

BETTER COVERAGE, WIDER CHOICE
MORE LOCAL OFFICES than any other Estate Agent in our **AREA ***



EPC Rating 35 Band F

Y4431

THE ROUNDABOUT • YELVERTON • DEVON • PL20 6DT
Tel: 01822 855055
E: yelverton@mansbridgebalment.co.uk



TAVISTOCK • YELVERTON • BERE PENINSULA
OKEHAMPTON • LONDON MAYFAIR

*** PL19, PL20, EX20**

Mansbridge Balment for themselves and for the sellers/landlords of this property whose agents they are give notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Mansbridge Balment has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.