



mansbridgebalment

YELVERTON

OIEO £400,000





BROOKING LODGE

Meavy Lane, Yelverton, Devon, PL20 6AL

A 1920's lodge house located close to the village and moors.

4 Bedrooms

3 Reception Rooms

Possible Scope for Annex/Rental Accommodation

Attractive Enclosed Rear Garden

OIEO £400,000



**The Roundabout
Yelverton
Devon
PL20 6DT**

mansbridgealment.co.uk



SITUATION AND DESCRIPTION

A 1920's lodge house located only yards from the centre of Yelverton and the moors. The property is well proportioned with a cottage ambience and offers an attractive first floor outlook across Meavy Lane to pastureland. The cottage was originally built, we understand, in 1927 of non-standard construction, part timber frame and block work walls with a roughcast render under a tiled roof. The garage was recently converted into a living space and currently used as a family room/study. This area could offer scope for an annex/rental accommodation with a separate entrance and opening into the utility and in turn the downstairs shower room. There is ample parking at the front with potential for a garage/carport with the principle garden offered to the rear. The property requires areas of updating and does benefit from a modern mains gas combi boiler, wood burning stove and further insulation measures. The accommodation comprises of hallway, living/dining room, sitting room, family room/study, kitchen breakfast room, garden room, shower room and an outside utility store room. To the first floor are four bedrooms, bathroom and wc. The property is ideal for individuals who require the convenience of a short walk to the amenities and leisure activities in Yelverton plus being a commutable 9 miles distance from Plymouth city and 5 miles from the market town of Tavistock.

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

HALL

16' 9" x 6' 4" (5.11m x 1.93m)

Stairs rise to first floor; telephone point; radiator; PVCu double glazed window to side; understairs cupboard with window to rear; alarm pad; doors off:

LIVING/DINING ROOM

14' 0" x 10' 10" (4.27m x 3.3m)

Windows to side; double glazed window to front; radiator; picture rail; small loft access; fireplace with gas flame fire.

SITTING ROOM

15' 10" x 11' 9" (4.83m x 3.58m)

Double glazed window to front; picture rail; Woodwarm woodburning stove; T.V. and telephone point; radiator; sliding door to:

FAMILY ROOM/STUDY

16' 9" x 8' 0" (5.11m x 2.44m)

PVCu double glazed folding doors to front; radiators; electrics cupboard; T.V. point; door to utility/store room.





KITCHEN/BREAKFAST ROOM

16' 0" x 8' 0" (4.88m x 2.44m)

Window to garden room and into the rear garden; fitted cupboards and worktops; Leisura Rangemaster 110 range cooker with gas hob; extractor hood; space for dish and fridge/freezer; radiator; picture rail; door to:

GARDEN ROOM

11' 0" x 7' 5" (3.35m x 2.26m)

PVCu double glazed windows and French doors to the rear garden; radiator; T.V. point; door to:

SHOWER ROOM

8' 10" x 4' 5" (2.69m x 1.35m) PVCu double glazed window; low level w.c with wash hand basin; tiled walk-in shower with mains fed Mira shower; heated towel rail; Dimplex wall heater.

UTILITY/STORE

8' 7" x 6' 0" (2.62m x 1.83m)

Pedestrian door from the rear garden; site of modern Baxi Duo-tec Combi boiler (mains gas); space and plumbing for washing machine and further appliances; door into shower room.



FIRST FLOOR

LANDING

PVCu double glazed window to rear garden and side; radiator; laundry cupboard with radiator and slatted shelves; loft access with pull down ladder and light; doors off:

BEDROOM ONE

15' 0" x 10' 2" (4.57m x 3.1m)

Double glazed window to the front and view over the opposite field; radiator.

BEDROOM TWO

11' 0" x 10' 3" (3.35m x 3.12m)

Double glazed window to the front and view over the opposite field; chimney breast; radiator; picture rail.

BEDROOM THREE

14' 2" x 9' 3" (4.32m x 2.82m)

PVCu double glazed window to the rear garden; radiator; T.V. point.

BEDROOM FOUR

7' 0" x 6' 7" (2.13m x 2.01m)

Double glazed window to the front with views over the opposite field; radiator; space for a single bed; currently used as a dressing room.

BATHROOM

7' 10" x 6' 7" (2.39m x 2.01m)

Obscured PVCu double glazed window; panelled bath with recently fitted Mira sport electric shower over and shower screen; pedestal wash hand basin; radiator.

W.C.

6' 7" x 3' 2" (2.01m x 0.97m)

Obscured PVCu double glazed window; low level w.c; radiator.



OUTSIDE

The property is approached via a five bar gate and parking area bounded by a white washed block work wall, herbaceous and shrub borders. The main entrance door is on the side elevation along a path flanked by further attractive shrubs, this path also leads to a pedestrian gate into the rear garden. This principle garden is mainly laid to lawn with a seating terrace and planted borders. At the bottom of the garden is pergola providing a space ideal for summer shade and entertaining. The garden is enclosed and private ideal for children and pets.

AGENTS NOTE

We understand the property is built in a non-traditional construction.

SERVICES

Mains electricity, mains gas, mains water and mains drainage.

OUTGOINGS

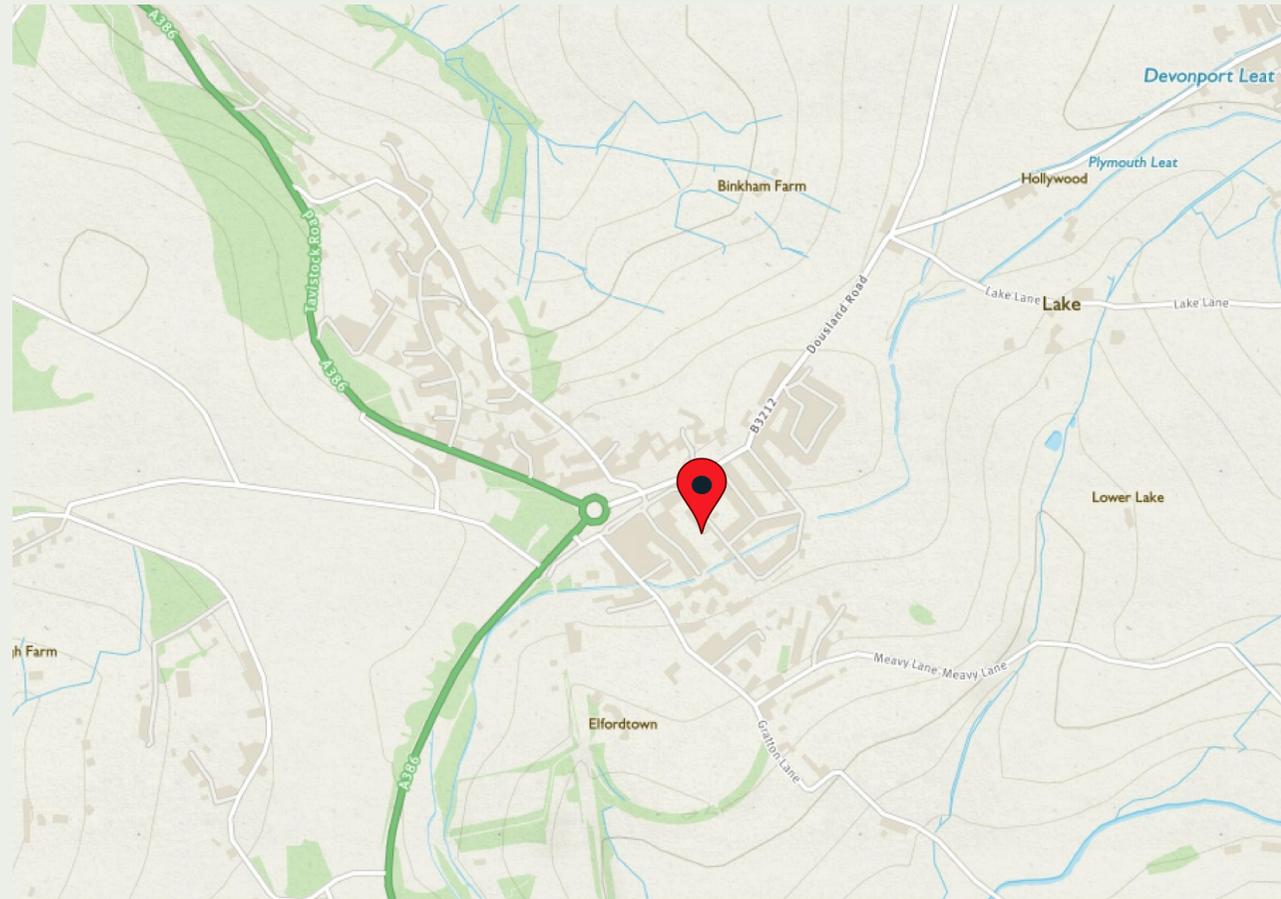
We understand this property is in band ' D ' for Council Tax purposes.

VIEWING

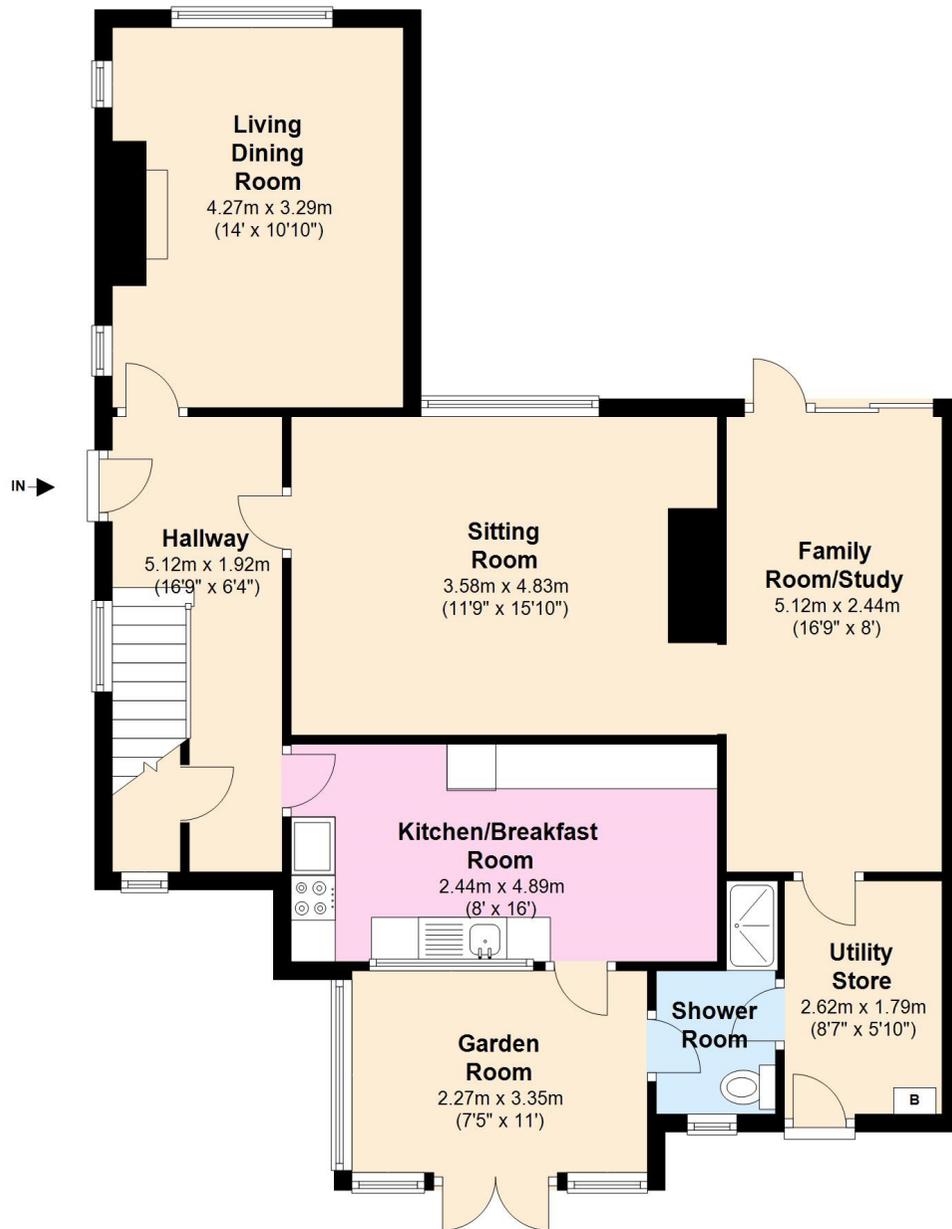
Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

DIRECTIONS

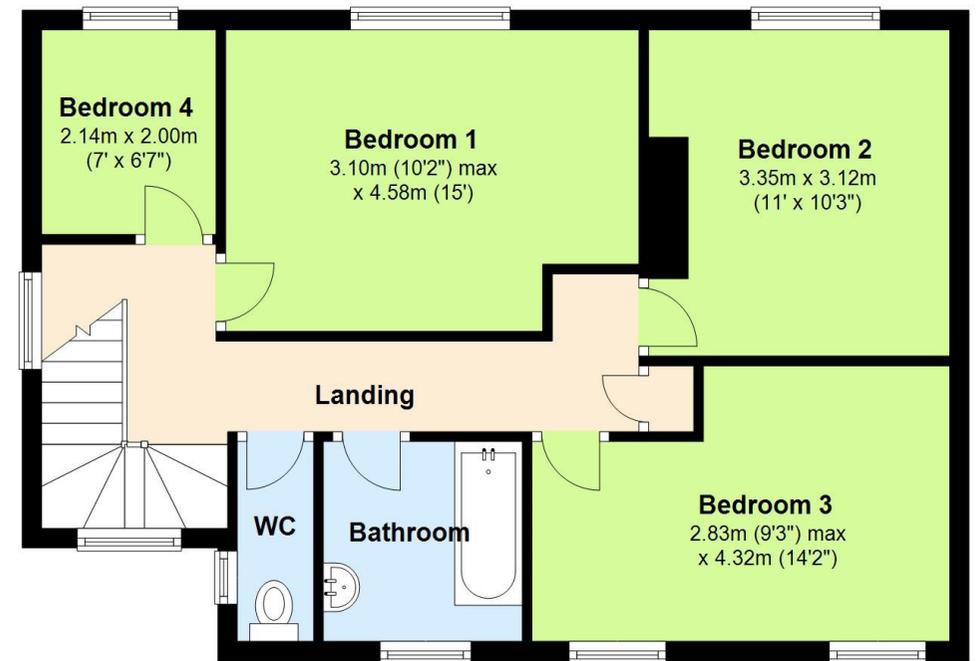
From our Yelverton office proceed along Meavy Lane for approximately 400 yards and the house will be found on Meavy Lane on the left hand side just past the turning for Elford Park and St Albans Park.



Ground Floor



First Floor



More homes sold in PL19 & PL20 in 2016 *

Than any other ESTATE AGENT



EPC Rating 61 Band D

Y4156

THE ROUNDABOUT · YELVERTON · DEVON · PL20 6DT
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* Source Rightmove

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