



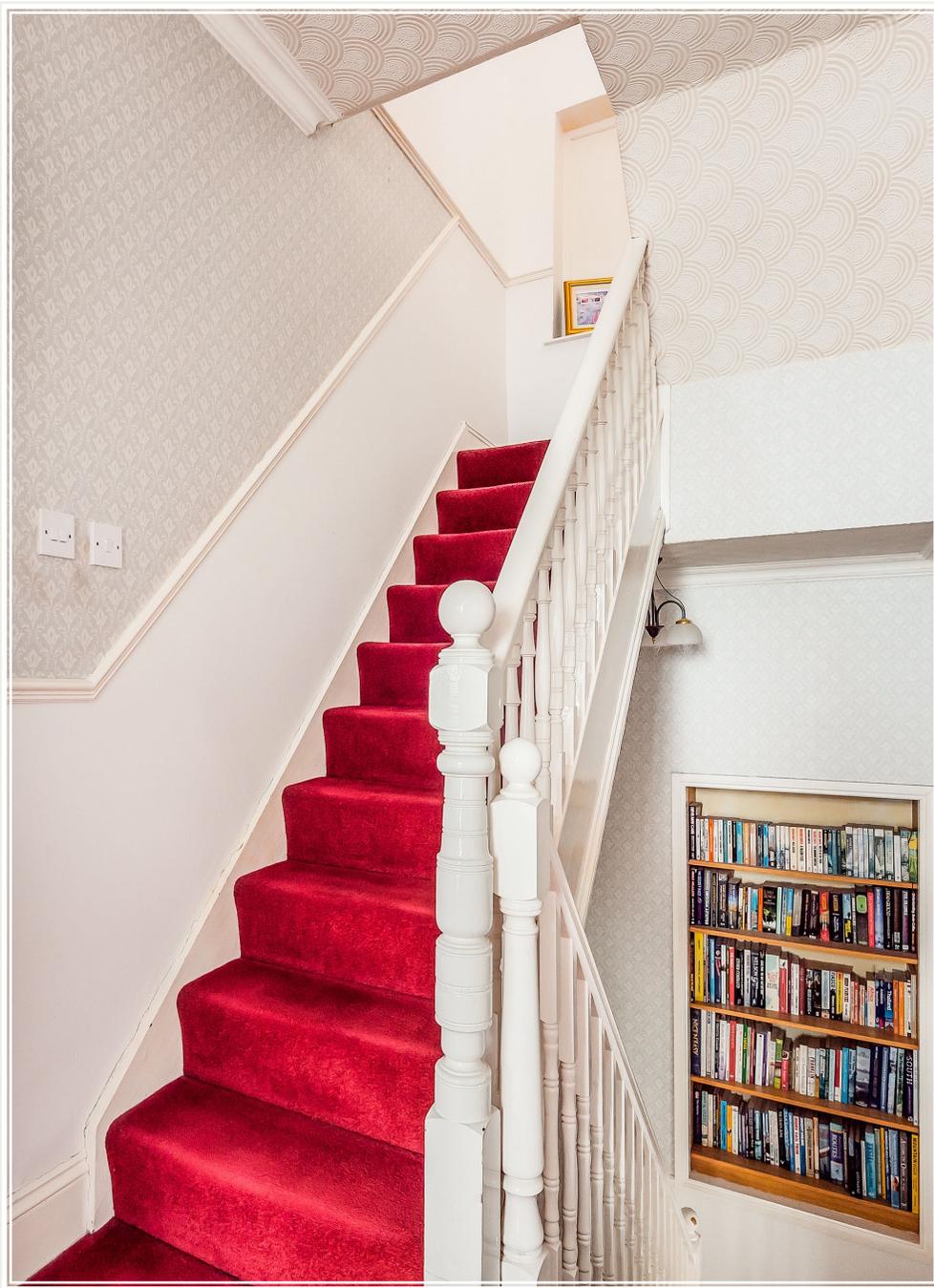
VIRTUAL
VIEWINGS
AVAILABLE


mansbridgebalment

DOUSLAND

OIEO £350,000





5 THE GRANGE

Dousland, Yelverton, PL20 6NN

A period property set within Dartmoor National Park benefitting from sunny front and rear gardens and two garages.

Four Bedrooms and Three Reception Rooms

Refurbished Kitchen with Utility Room

Good Size Front and Rear Gardens

Two Connected Single Garages and Parking

OIEO £350,000



**The Roundabout
Yelverton
Devon
PL20 6DT**

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4



3



2



SITUATION AND DESCRIPTION

A sizeable period house with distant views over surrounding moorland, which offers sunny front and rear gardens, two connected single garages and sited within the Dartmoor National Park close to open moorland. The property forms part of what was once a Dartmoor hotel back in the late Victorian and Edwardian period and is now a comfortable home which has been improved over recent years and is offered with no onward chain. The interior is well presented but requires some elements of updating. The kitchen is very stylish and was refurbished in 2018 with a useful utility area. The property has the benefit of three reception rooms, one of which is very adaptable and is currently used as a home office/studio. There is an open fireplace and wood burning stove in the main living areas plus an oil-fired boiler which was fitted 7 years ago. The house is offered over three floors and was once, before the current owners time, separated into two dwellings, hence the side external steps to the 1st floor. Due to this there is potential for multigenerational living and potential rental opportunities subject to permission. The views from the property are a particular feature and look across properties to the surrounding moorland which provides a sense of space.

The gardens are of good size to the front and rear with lawns and established shrubs. There is a rear gate that leads out to a shared area and the two single garages which are part of a row of garages for residents. The village is close to Yelverton where there are many amenities and services for general living. The area is also ideal for connecting to Plymouth City and Tavistock which are approximately 15 minutes away in a car. Exeter is also achievable in under an hour over the moors.

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:

ENTRANCE HALL

LIVING ROOM TWO

11' 10" x 8' 3" (3.61m x 2.51m)

CLOAKROOM

DINING ROOM

15' 8" x 11' 6" (4.78m x 3.51m)

LIVING ROOM ONE

15' 8" x 11' 5" (4.78m into bay x 3.48m maximum)

KITCHEN

12' 1" x 11' 8" (3.68m x 3.56m maximum)





UTILITY ROOM

Accessed from the kitchen.

CLOAK ROOM/REAR ENTRANCE PORCH

FIRST FLOOR

BEDROOM TWO

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

BEDROOM THREE

13' 4" x 9' 1" (4.06m x 2.77m)

FAMILY BATHROOM

BEDROOM FOUR

10' 0" x 8' 10" (3.05m x 2.69m maximum)

SHOWER ROOM

CONSERVATORY

10' 7" x 5' 9" (3.23m x 1.75m)

Accessed from both external steps and first floor hallway.

SECOND FLOOR

BEDROOM ONE

23' 10" x 12' 1" (7.26m maximum x 3.68m maximum)



SERVICES

Mains electric, oil central heating, mains water and mains drainage.

OUTGOINGS

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

VIEWING

Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

DIRECTIONS

From our Yelverton office proceed on the B3212 towards Dousland. Upon reaching the village take the 1st available left hand turning onto the unmade lane which leads around to the property. Continue passed other homes until the property will be found on the right. We advise that is best to park at the front of the property where you will be met by a member of the team for any viewings.





The Grange, Dousland, Yelverton, PL20

Approximate Area = 1809 sq ft / 168 sq m (includes garage)

Limited Use Area(s) = 52 sq ft / 5 sq m

Outbuilding = 14 sq ft / 1 sq m

Total = 1875 sq ft / 174 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Mansbridge Bailment. REF: 704424

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* **PL19, PL20, EX20**

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