

STAGS

10, Willowby Park

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Yelverton, Devon PL20 6AN

Yelverton Parade 500 yards • Roborough Down 0.4 miles • Tavistock 6 miles • Plymouth 10 miles (Derriford 6.5 miles)

A beautifully finished and presented, 5-double bedroom Edwardian Home with a pretty walled courtyard garden, extremely conveniently located close to the heart of Yelverton.

- Well-proportioned Period Home
- Two Elegant Receptions
- Traditional Character
- Incredibly Convenient Position
- Freehold
- Five Double Bedrooms
- Over 2,000sq.ft in Total
- Pretty, Walled Courtyard
- Close to Shops and Moorland
- Council Tax Band: E

Guide Price £500,000

SITUATION

This property is located in a hugely convenient and sought-after cul-de-sac, within walking distance of Yelverton's popular parade of shops, facilities and transport links (500 yards), and open moorland at Roborough Down (0.4 miles). The house is also within commuting distance of Plymouth, Derriford Hospital and the city's schooling options, and the thriving market Tavistock, including the sought-after private and independent school, Mount Kelly

Yelverton is an extremely popular and sought-after village on the fringe of Dartmoor National Park which provides an excellent range of day-to-day amenities, with a 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 handsome, 5-double bedroom Edwardian house has been a wonderful home to our client for almost 18 years, during which time the property has seen considerable improvement and overhaul, whilst the building's traditional charm and features have been sympathetically retained. Works undertaken include extensive decoration and internal replastering, the provision of a damp-proof course, cornicing and other detailing, re-plumbing, re-wiring, a new boiler (2019), a new bathroom, overhaul of the roof, some new windows, enhancement of the house's insulation, and remodelling works to include division of the loft room into two bedrooms, the opening of the kitchen/breakfast room, and the incorporation of the rear utility and cloakroom. Complete with a pretty, walled courtyard garden at the rear and a verdant, open outlook in front, this appealing home offers comfort, character and convenience in equal measure.

ACCOMMODATION

The accommodation, which features detailed plasterwork, sash windows, exposed floorboards throughout, high skirting and original cupboards, extends to over 2,000sqft in all and can be summarised as follows: a tiled entrance porch; an inner hallway with stairs to the first floor and separate rear access to the garden; a beautiful, bay-fronted sitting room centered around an open fireplace; through pocket doors, a separate dining room with a matching fireplace, French windows to the rear and a return door to the hallway; an attractive, country kitchen/breakfast room featuring excellent cupboards and cabinets with timber worktops, a central island, electric Aga and separate 2-ring gas hob; a dedicated utility room; a ground-floor WC; three first-floor double bedrooms, each with a feature fireplace; an elegant family bathroom; a separate Jack and Jill bathroom serving as an en-suite to the principal bedroom, and; two sizeable second-floor bedrooms.

OUTSIDE

To the rear of the house, accessible from the hallway or the kitchen, is a pretty, wall-enclosed courtyard garden containing a wildlife pond and an array of colourful shrubbery, providing a private and serene area in which to sit and relax, or dine alfresco. There is gated pedestrian access to a rear service lane running behind the terrace.

Please note that there is no off-road parking at the property, although there is good availability on the street in front of the house.

SERVICES

All mains-supplied services. Gas-fired central heating. Superfast broadband is available. Mobile voice/data services are available internally through EE, O2 and Vodafone, with full outdoor coverage (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendors' sole agents, Stags. The What3words reference is ///decisive.ethic.prepped.

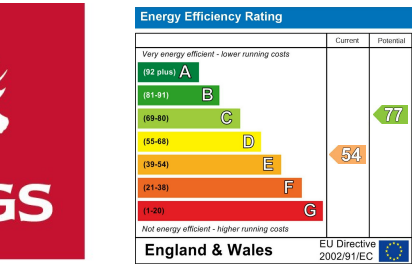






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.





Bedford Square, Tavistock,
Devon, PL19 0AH

tavistock@stags.co.uk

01822 612458

