



STAGS

The Old Orchard



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Harrowbeer Lane, Yelverton, PL20 6DZ

Yelverton Amenities 0.75 miles Tavistock 5.5 miles Plymouth 10 miles

- Expansive and Versatile Detached House
- Up to 9 Bedrooms
- Self-contained Annexe
- B&B or Other Income-generation Possible
- Double Garage
- Ample Parking
- Side and Rear Gardens
- Desirable Location

Guide price £689,950

SITUATION

This property is located along a very well-regarded lane on the northern edge of Yelverton, just $\frac{3}{4}$ of a mile from local amenities and facilities. The village provides a useful selection of shops, including a butcher's, chemist, supermarket, garage, hotel, public house, doctors' surgery and veterinary surgery.

The area has an excellent choice of first class independent and grammar schools located in Tavistock and Plymouth. Tavistock itself is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century, and famed for being the birthplace of Sir Francis Drake. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly, whilst the largely 19th century town centre is focussed around the Pannier Market and Bedford Square, in which regular farmer's markets are held. The Dartmoor National Park, with its 368 square miles of spectacular scenery and rugged granite tors, is literally on the doorstep. This heather-clad moorland, with deep wooded valleys and rushing streams, provides unlimited opportunities for walking, riding and fishing. Sporting pursuits in the area are second to none, the south coasts of Devon and Cornwall, with their beautiful estuaries, beaches and coastal walks, are within easy reach as well as the rugged coastline of North Cornwall.

Follow the Tamar Estuary past Derriford Hospital and the maritime port of Plymouth will be found, with direct links to London and excellent facilities for sailing, including comprehensive marina provision and access to some of the finest uncrowded waters in the country.

DESCRIPTION

This substantial, individually designed family residence has been significantly extended and improved by the current owners, having already been a highly desirable and well-proportioned home, and now provides extremely spacious and adaptable living space amounting to almost 4,000sq.ft in size. The west wing of the house was built in 2007 to provide a self-contained annexe which, together with the original accommodation, would lend itself perfectly to two-family occupancy, a private holiday or letting unit, or B&B use with separate owner's accommodation.



A substantial detached house of approx. 4,000sq.ft with a self-contained annexe, in a sought-after village location.





Outside, the house has driveway parking for several vehicles to the front, in addition to a detached double garage which is complete with power and lighting. A lawned garden can be found to the side and rear of the house, offering a high degree of privacy and an enjoyable space for an active family.

ACCOMMODATION

The accommodation is clearly illustrated on the floorplan overleaf and is accessed on the ground floor into a spacious reception hallway via a porch to the front elevation. The principal living room is located off the hallway, to the rear of the house, and enjoys a double aspect with patio doors leading out to the garden. To one side of the room is a natural stone fireplace with a timber mantelpiece over. Adjacent to the living room is a guest bedroom suite, comprised of a double bedroom with an adjoining shower room. Also located off the reception hallway, which features a large, open staircase with a pair of full-height, two-storey windows, are a cloakroom, the kitchen/breakfast room and the utility/laundry room. The modern kitchen, refitted in recent years, is equipped with a good range of wall-mounted and base-level unit with polished black granite work surfaces over incorporating, at the rear of the kitchen, a large, inset ceramic sink with a plumbed space for a dishwasher beneath. A gas hob with oven beneath can also be found in the rear half of the kitchen, whilst in the front half is a mains gas-fired Aga.

Beyond the kitchen is the modern extension, within which the ground floor rooms are accessed through an internal hallway, including the large, 20' dining room, which opens to the front aspect via patio doors. Also located off the hall is a further kitchen/utility space, complete with its own cooker, sink and plumbed space for an appliance, together with a bedroom suite with its own ensuite shower room and dressing room.

From the hallway, stairs rise to the first floor where the extension contains three further bedrooms, one of which is served by a shower room en suite, and a family bathroom, as well as the permanent staircase to the attic room. The attic room has flooring throughout and two Velux windows, making it an extremely useful storage area, although restricted headroom in the majority of the space would limit its suitable full-time use to, perhaps, that of a children's playroom or similar. From the landing in the extension, there is a further doorway to a bright, dual-aspect first floor lounge, which sits above the kitchen in the original element of the house and contains a stone fireplace to match the ground floor lounge. A communal door on the other side of the lounge provides passage back to the main first floor landing over the reception hall, where doors to four further bedrooms and an additional bathroom, complete with a 4-piece suite, can be found.

Overall, the accommodation of this wonderfully spacious and versatile home could be put to a variety of uses and we would encourage interested parties to view the house internally in order to fully appreciate this.

OUTSIDE

From Harrowbeer Lane, a 5-bar gate leads to the driveway which affords off-road parking space for multiple vehicles. The detached double garage is at the end of the drive, with steps leading to the entrance porch flanked by a landscaped bank comprised of lawn, raised beds and an ornamental fishpond. A paved pathway leads around the side and rear of the house, where access can be obtained into the rear hallway. The rear garden is laid to law with some mature trees and bushes around the border providing a good degree of natural screening.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property. There is gas central heating throughout. Please note the Agents have not inspected or tested these services.

VIEWING

Strictly by appointment with the vendor's appointed Agents, Stags.

DIRECTIONS

From Tavistock take the A386 (Plymouth Road) towards Plymouth and Yelverton. Drive through Horrabridge and approximately ½ a mile along on the left, take the turn for Harrowbeer Lane and Country House Hotel. The property will be the 2nd house on the right-hand side.





These particulars are a guide only and should not be relied upon for any purpose.



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Energy Efficiency Rating		Current	Potential
This energy-efficient, lower running costs			
20-40%	A		
15-20%	B		
10-15%	C		
5-10%	D		
0-5%	E		
0-5%	F		
0-5%	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

