



**STAGS**

6 Kings Tor, Walkhampton, Devon,  
PL20 6JQ

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A spacious, detached 4-bedroom family home with  
double garage and gardens.

Yelverton 1.5 miles Tavistock 6 miles Plymouth 10 miles

- Large Detached House • Chain-free • Modern Build • Generous Proportions • En-suite to Master Bedroom • Gardens Front and Back • Double Garage and Driveway • Quiet Edge-of-Moorland Village •

Guide price £365,000

01822 612458 | [tavistock@stags.co.uk](mailto:tavistock@stags.co.uk)

## SITUATION

The property lies in the village of Walkhampton, adjacent to the foothills of Dartmoor. There is a village church, public house and an excellent primary school. The wide expanse of Dartmoor and places of interest, including the beautiful Walkham Valley and Burrator Reservoir, are all within close proximity, offering unlimited opportunities for walking, riding, cycling and exploring, all on the doorstep.

For all day-to-day amenities, Yelverton is just 1.5 miles away. The parade of shops features a mini-supermarket, local butchers, delicatessen, cafe and pharmacy, whilst the village also provides 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.

Tavistock, 6 miles away, 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 hosts regular farmer's markets. To the west of the town can be found the Tamar Valley, along the Devon/Cornwall

border, offering further opportunities to discover the region's rich heritage.

## DESCRIPTION

This chain-free, detached 4-bedroom, 2-bathroom home offers sizeable, flexible living accommodation, front and rear gardens, a double garage and ample driveway parking. Constructed 9 year ago and let to tenants since that time, the house is generally in good order, being decorated brightly and neutrally. Views of moorland are on offer in front of the house, particularly from the first floor.

## ACCOMMODATION

The accommodation is clearly shown on the floorplan overleaf and is accessed through a front entrance door into the entrance hall, where internal doors lead to the large, open-plan sitting/dining room, breakfast kitchen, utility room and cloakroom. The reception room is triple-aspect and leads into the conservatory beyond which, in turn, leads out to the rear garden. The kitchen is equipped with a full range of units and cupboards to three walls, with integrated appliances including a fridge/freezer and double oven (both Electrolux), plus a 4-ring gas hob and Neff dishwasher. The utility has space for laundry appliances and leads into the attached double garage, which is connected with power and lighting, and also houses the consumer unit and gas boiler. From the



hallway, stairs rise to the first floor; there is a good size cloaks and boots cupboard beneath the stairwell. Off the first floor landing are the four bedroom and the family bathroom. The bathroom is fitted with a white 3-piece suite including a panelled bath. The master bedroom additionally benefits from a shower room en suite.

### **OUTSIDE**

To the front of the house is a brick paved driveway which provides off-road parking for 2-3 vehicles and leads to the double garage. There is a lawn to one side of the drive and access around both sides of the house to the rear garden. The front is bordered by fencing and stone walling, with a variety of trees and mature shrubs mostly on the perimeter. The rear garden is partly laid to lawn, with a area of timber decking outside of the conservatory, providing a pleasant and private area in which to sit or dine al fresco.

### **SERVICES**

Mains water, electricity, gas and drainage are all connected to the property. There is mains gas-fired central heating to radiators. Please note that the agents have neither inspected nor tested these services.

### **VIEWING**

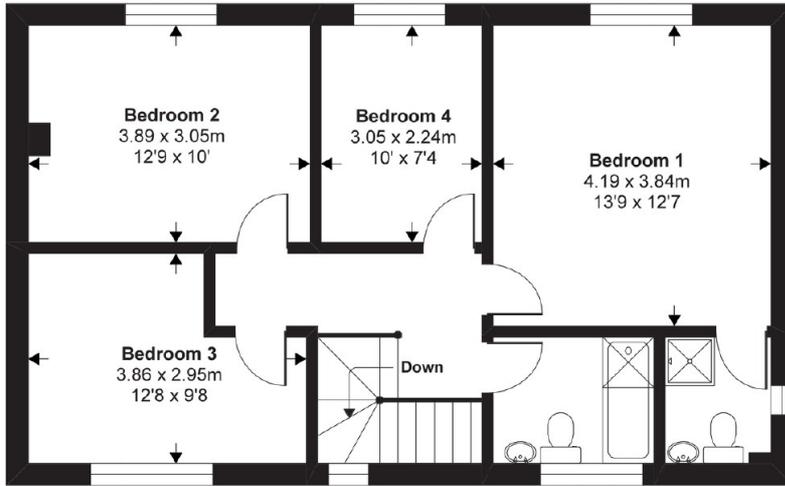
Strictly by prior appointment with the vendors' appointed agents, Stags.

### **DIRECTIONS**

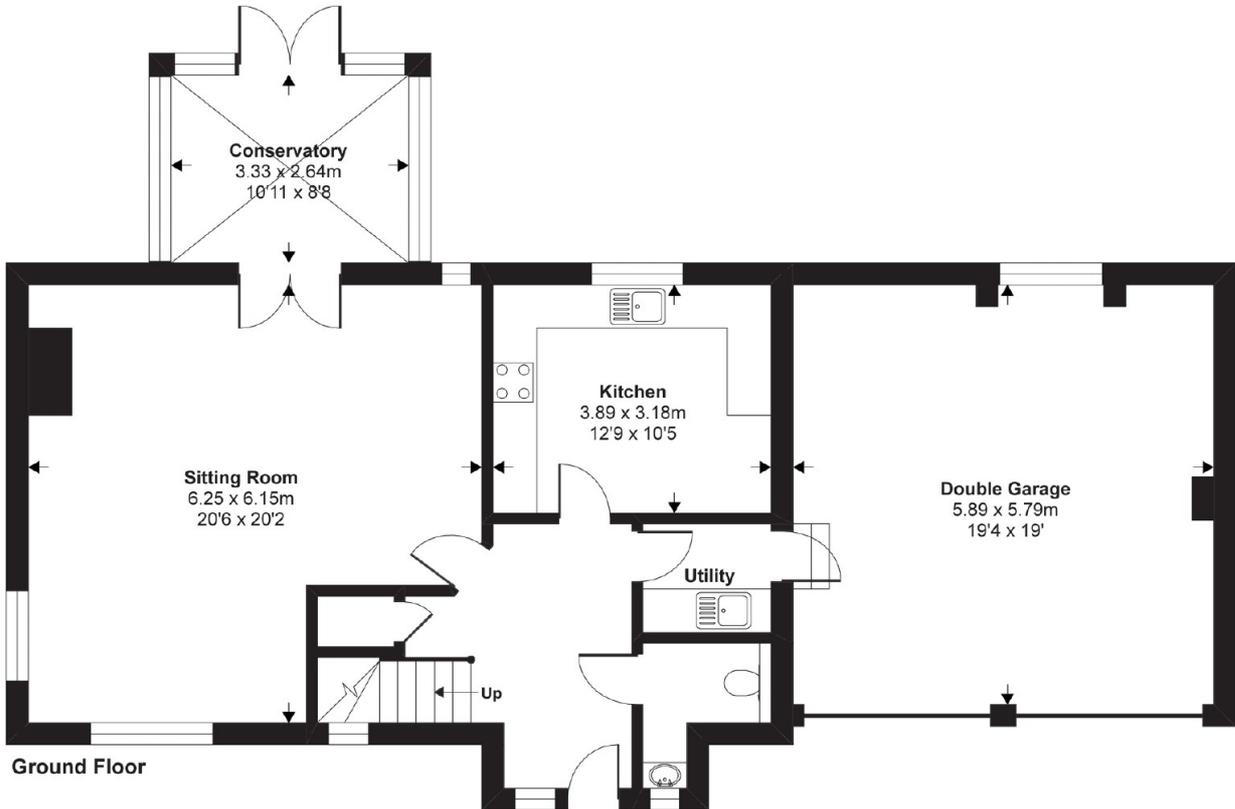
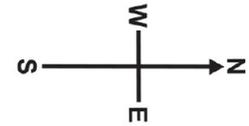
Proceed out of Tavistock on the A386 towards Plymouth, follow the road to Horrbridge and, upon entering the village, turn left just before the speed camera into Graybridge Road. Take the second right-hand turn into Walkhampton Road. Follow this road, past the school on the right and over the moorland until you reach the T-junction at Walkhampton. Turn left at the junction, right almost immediately at the war memorial and continue for approximately 100 yards, where Kings Tor can be found on your right.



Approx. Gross Internal Floor Area  
173.1 Sq Metres 1864 Sq Ft (Includes Garage)



First Floor



Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



2 Market Street, Tavistock, PL19 0DA  
01822 612458  
tavistock@stags.co.uk



@StagsProperty

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
85-100	<b>A</b>		
69-84	<b>B</b>		
55-68	<b>C</b>		
45-54	<b>D</b>		
35-44	<b>E</b>		
21-34	<b>F</b>		
1-20	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>		<b>74</b>	<b>81</b>
<small>EU Directive 2002/91/EC</small>			