

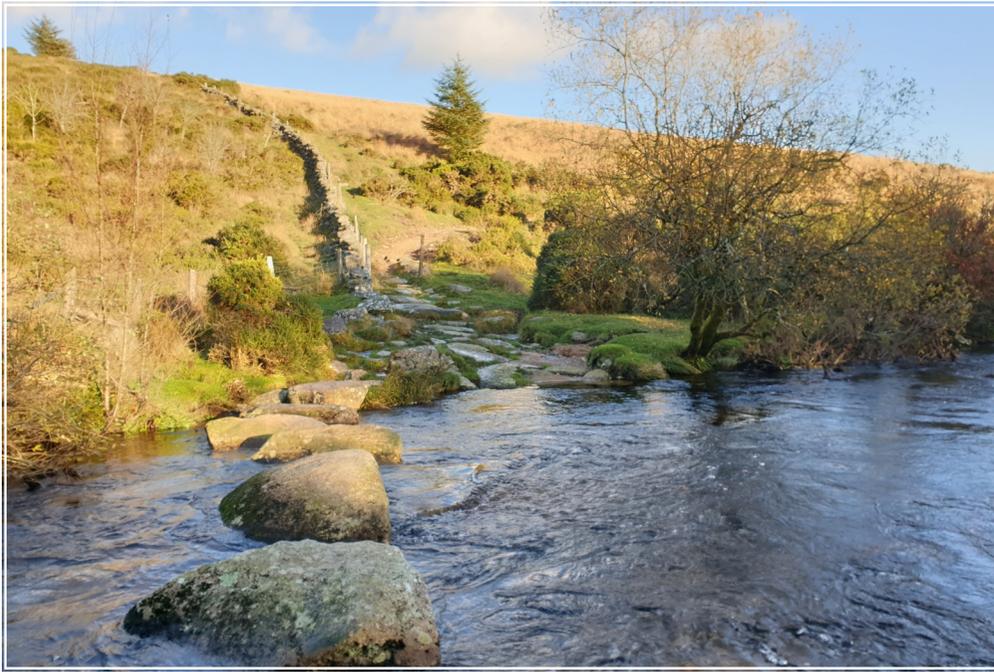


mansbridgebalment

POSTBRIDGE

£475,000





LAUGHTER HOLE HOUSE

Postbridge, Yelverton PL20 6TT

*Idyllic moorland home in a stunning setting
close to this Dartmoor village*

Recently Renovated

Four Bedrooms - Master Ensuite

20ft Dual Aspect Kitchen/Dining Room with Woodburner

Sweeping Moorland Views

About 6.302 Acres of Gardens & Paddock

Outbuildings & Stables

£475,000



**The Roundabout
Yelverton
Devon
PL20 6DT**

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DESCRIPTION

An idyllic and secluded Dartmoor retreat offering sublime moorland views and encompassing rugged beauty providing a true essence of space and tranquility. The property includes about 6.302 acres of gardens, paddock, stables/outbuildings and enviable fishing rights along a stretch of the East Dart River which tumbles along the western boundary.

The property is a Duchy Leasehold and was named after the nearby Laughter Tor in the early 1900s and has undergone significant improvement and renovation over recent years both internally and externally by the current owners. Built in this stunning setting in approximately 1911/12 offering 2143 sqft of living space with original features and now contemporary styling for modern living. This tranquil moorland home is ideal for entertaining friends and family with a luxury master bedroom suite opening to an en-suite bathroom, with a dormer window looking out over sweeping moorland views. There are three other good size bedrooms, all with exceptional vistas, family bathroom and a sizeable landing. The entrance hall is of good size and ideal for welcoming guests with doors off to the cloakroom and main receptions, including a comfortable sitting room with fireplace, warming wood burner and a door out to the seating terrace and veranda. There is also a cosy library/study with bespoke book cases and fitted cupboards perfect for quiet reading and contemplation. A 20ft long kitchen/dining room provides ample space for a breakfast/dining table alongside a further wood burning stove and door into the useful boot room/utility. This room has areas for storing boots and hanging coats after walks plus doors into a larder/store and boiler room.

SITUATION

The property is situated near the Dartmoor village of Postbridge (2 miles), Mortonhamstead (10 miles to the east) and Tavistock (13 miles) in the west. Other towns with facilities nearby include Princetown (6.5 miles), the stannary town of Chagford (9 miles) and Widecombe-in-the-Moor (6.5 miles).

Postbridge offers a shop/post office, an inn, church and village hall as well as a national park visitors information centre with large car park. The park itself is renowned for its beauty, as well as offering a wide range of outdoor pursuits including walking, riding, cycling and fishing. Moretonhamstead provides pubs, restaurants, swimming pool, sports centre, health centre, dentist, veterinary practice, hospital, library and primary school as well as a very active community.

The university and cathedral city of Exeter (27 miles) enjoys a wide range of facilities, including fine dining, shopping, theatre and sporting and recreational facilities. Plymouth (21 miles) to the south west has a similar wide range of amenities. Both have mainline railway stations to London.

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:





Storm porch/veranda leading to double doors opening to:

RECEPTION HALL

30' x 7' (9.14m x 2.13m)

Deep sill window; stairs rise to first floor with understairs cupboard; radiator; BT point; room thermostat; doors opening to:

CLOAKROOM

7' x 3' 5" (2.13m x 1.04m)

Deep sill window; radiator; low level WC; wash handbasin; extractor fan.

SITING ROOM

15' 10" x 16' 10" extending to 29' 1" maximum (4.83m x 5.13m extending to 8.86m maximum)

Dual aspect deep sill windows and door to the gardens and views; three radiators; woodburning stove with stone fireplace; television point.

LIBRARY/STUDY

12' 9" x 11' 9" (3.89m x 3.58m)

Deep sill windows to the garden and views; fireplace surround with electric fire; fitted cupboards and bookshelves; radiator.

KITCHEN/DINING ROOM

20' 8" x 12' 6" (6.3m x 3.81m)

Dual aspect deep sill windows to the garden and views; two radiators; original range recess with woodburning stove; fitted kitchen; Rangemaster LPG gas flame hob, grill and two ovens; single drainer sink with mixer tap; integrated fridge and space and plumbing for dishwasher and fridge/freezer; tiled floor; door to:

BOOT ROOM/UTILITY

13' 9" x 6' 1" extending to 8' 3" (4.19m x 1.85m extending to 2.51m)

Deep sill window and door to gardens and driveway; tiled floor; radiator; coat hooks; storage cupboards; doors off.

LARDER

6' 7" x 3' 4" (2.01m x 1.02m)

Window to side; slate shelf and shelving.

BOILER ROOM

6' 5" x 4' 9" (1.96m x 1.45m)

Deep sill window to side; Red Compact wood pellet boiler; Albion hot water cylinder; consumer unit.

FIRST FLOOR:

LANDING

Deep sill PVCu double glazed window to the woodland; radiator; doors off.

MASTER BEDROOM SUITE:

LOBBY AREA

5' 4" x 4' 5" (1.63m x 1.35m)

Deep sill PVCu double glazed window; oak topped cupboard.







MASTER BEDROOM

15' 2" x 13' (4.62m x 3.96m)

PVCu double glazed window to the views; fitted wardrobes; fireplace surround with electric fire; eaves storage; radiator; opening to ensuite bathroom.

ENSUITE BATHROOM

14' 5" x 6' 5" (4.39m x 1.96m)

PVCu double glazed window to the views; freestanding bath with mixer tap with hand held shower attachment; high level WC; wash handbasin; towel rack; two radiators; extractor fan; part-tiled floor.

BEDROOM TWO

12' 10" x 10' 9" (3.91m x 3.28m)

PVCu double glazed window to the views; radiator; eaves storage; chimney breast.

BEDROOM THREE

12' 7" x 10' 7" (3.84m x 3.23m)

PVCu double glazed window to the views; radiator; chimney breast; eaves storage.

BEDROOM FOUR/MUSIC ROOM

19' 8" x 8' 2" extending to 10' 5" (5.99m x 2.49m extending to 3.18m)

PVCu double glazed window to the views; eaves storage and storage cupboard.

BATHROOM

8' 5" x 6' 3" (2.57m x 1.91m)

PVCu double glazed window to the woodland; radiator; tiled floor and part-tiled walls; corner bath with dual head shower over; low level WC; wash handbasin; cupboard with slatted shelves.



OUTSIDE:

THE GROUNDS

A long driveway leads to the house through Bellever Forest making the property completely hidden from the road. There is a five bar gate entry onto a driveway which has space for several vehicles in front of the garages/stables with a path up to the house.

The gardens are a particular feature and gently slope to the river with expansive views and an air of abundant space. A small leat runs through the garden creating a large pond/plunge pool with an attractive waterfall with a wooden bridge leading to wooded paths. There are a variety of established trees and shrubs including mature rhododendron which burst with colour in the spring months and clusters of colourful wild and planted flowers. A granite paved raised terrace runs the length of the property with a veranda providing shelter from the elements, creating seating areas for enjoying the moorland surroundings and undoubted peace. The entire land extends to approximately 6.302 acres and also an area of paddock with beautiful beech trees. On the edge of the property is a bridleway which heads out onto the moors. There are the fishing rights enjoyed for over 250 yards along the riparian boundary with the East Dart River at the bottom of the garden.

OUTBUILDINGS

A detached stone outbuilding is positioned to the side of the house and offers two stables/stores with hayloft above and a garage/workshop. Within the garage/workshop is a cupboard housing the water treatment plant. Connected to this building are two other rooms/stores including the generator room with a generator (red diesel) and a spare engine plus a garden store.

STABLE ONE

10' x 9' 5" (3.05m x 2.87m)

STABLE TWO

11' x 10' (3.35m x 3.05m)

GARAGE STORE

16' 4" x 10' (4.98m x 3.05m) 16' 4" x 10' extending to 21'
(4.98m x 3.05m extending to 6.4m)

Water treatment for bore hole.

GARDEN STORE

18' x 7' 10" (5.49m x 2.39m)

Battery store and convertor.

GENERATOR ROOM

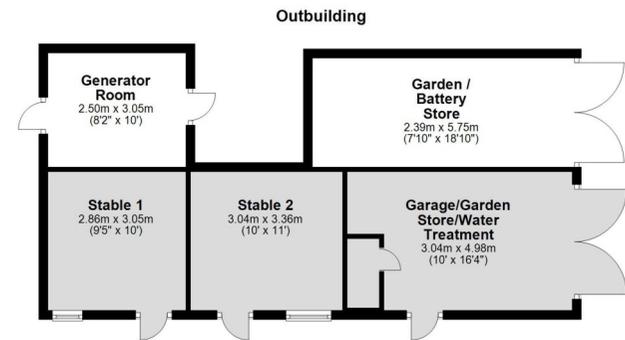
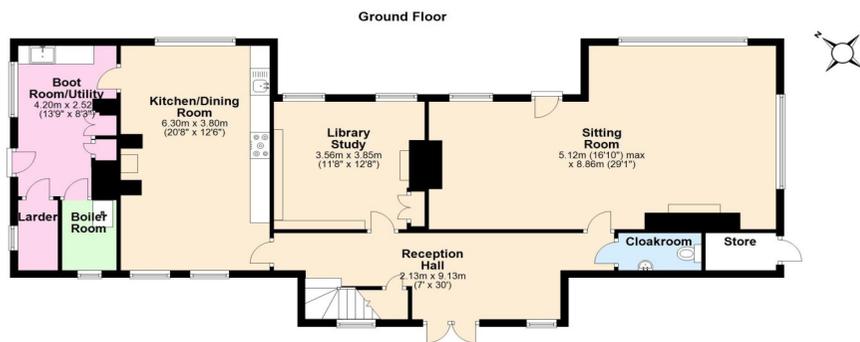
10' x 8' 2" (3.05m x 2.49m)

Two generators.

GARDEN FURNITURE STORE

Integral to the house.





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Plan produced using PlanUp.

HEATING & SERVICES

The home is now warmed by an energy efficient solid fuel (wood pellet) boiler system. There are two modern wood burning stoves at each end of the property for further natural heat. There are new PVCu double glazed windows on the top floor, installed in 2019, and original windows on the ground floor. There is a private electricity supply from battery stores which are charged by a generator (red diesel). A private drainage system is in place and positioned in the paddock. The current owners advised this has been emptied in 2019. A bore hole for private water was installed along with a water treatment plant which is in the garage/store. There are LPG cylinders for the range cooker and we have been advised of a radon sump in the library/study behind the fireplace. Broadband Speed - 4.8 with a guaranteed 1 by BT

TENURE

The property is held on a Duchy of Cornwall lease. A new lease will be obtained in December 2020 with a maximum term of 21 years. There is a current annual rent of £9,950, review in December 2019.

OUTGOINGS

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

VIEWING

Strictly by appointment with MANSBRIDGE BALMENT on 01822 840606.

DIRECTIONS

From the Yelverton office proceed to the village of Postbridge on the B3212 over the moors passing through Princetown. Just before entering the village of Postbridge turn right at the signpost for Bellever. Continue along the boundaries to Bellever Forest, and as you enter the hamlet, you will see a private road immediately ahead of you, signposted Laughter Hole House. Proceed up this track, keeping to the left at all times and you will arrive at Laughter Hole House at the very end after approximately 1.5 miles.

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* PL19, PL20, EX20

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