



mansbridgebalment

CRAPSTONE

OIEO £700,000









# YEW TREE COTTAGE

Crapstone, PL20 7PJ

*An elegant detached residence with many original features located on the edge of Dartmoor National Park.*

Five Bedrooms

Good Size Secluded Gardens

Large Detached Garage/Coach House

Long Driveway

**OIEO £700,000**



**The Roundabout  
Yelverton  
Devon  
PL20 6DT**

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The Property  
Ombudsman

### SITUATION AND DESCRIPTION

Yew Tree is an elegant detached residence, believed to have been built for an Admiral in the Edwardian period. For many years it was a family home for the Foot family of political fame, and the house has enjoyed many distinguished visitors over the years. When it was built it was possible to see the sea from the upper windows.

The house is charming, full of light with a warm atmosphere and a wonderful kitchen/dining/living room which opens onto to the gardens for al-fresco dining via tri-fold doors creating an enviable entertaining room which can seat a large gathering of friends and family. The home is arguably one of the most attractive houses in the village with many original features and character.

The property is approached from a pedestrian gate and by the double gates onto the long driveway which runs along the side elevation and in turn down to the garage/coach house which is currently used as an artist studio, situated on the rear boundary. This outbuilding, which is connected with power, water and drainage, offers potential for conversion and can be considered for a home office, annex or rental income subject to relevant approvals. The gardens offer a private and secluded oasis which the owners have enjoyed over the years with seating terraces, lawns and currently an enclosure for ducks. There are also productive raised vegetable beds, mature trees on the northern side of the garden and established, colourful shrubs which help to create areas of shade in the summer months, all presenting a lovely slice of the good life. There are attractive stone wall boundaries and a further pedestrian gate out to a rear access lane which could provide vehicular access subject to planning.

To the rear of the property is a sheltered canopy leading to the rear entrance where there is a useful boot room, cloakroom, boiler room and utility. There is also a connected outbuilding currently used as a pottery studio.

The front door is approached through mature, attractive front gardens. It is framed by pillars and crowned with a balcony. The reception hall is a particular feature with stairs rising to the first floor, large bay window and a fireplace. All the main living rooms lead off from this central room. There is a study/family room and sitting room with doors to the rear garden and further sizeable bay windows allowing sunshine to extend through the house. Leading from the kitchen area there is also a useful side lobby with a connecting door to the utility/boot room, storage cupboards housing the boiler and in turn the cloakroom. To the first floor is a light south facing landing, leading to the principal bedroom suite, with large dressing room, good-sized shower room and a double bedroom with a further large bay. There is a guest suite with en-suite shower room, plus three further bedrooms and a family bathroom. The home is warmed by mains gas central heating, underfloor heating in the kitchen (wet system) and several open fireplaces in the main rooms. The windows are a mixture of original period sash and double glazed units. There have been some further insulation measures installed by the current owners, all combining to create a pleasant atmosphere throughout.

Crapstone is a village which is highly regarded in an beautiful area on the western edge of Dartmoor National Park. Plymouth City is a around 15 minutes drive, with Tavistock (town) to the north. There is a bus service in the road and (some) sought after schools in surrounding areas close to the property. Yelverton is a short walk/drive over a stunning area of moorland where there are a number of amenities including shops, pub, restaurants, delicatessen, petrol station, garages, pharmacy, doctor's surgery, florist and hairdressers plus further bus connections.







## 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:

### GROUND FLOOR

#### HALLWAY

#### KITCHEN

18' 11" x 9' 8" (5.77m x 2.95m)

#### BREAKFAST ROOM

18' 5" x 12' 8 (max)" (5.61m x 3.86m)

#### DINING ROOM

17' 7 (into bay)" x 9' 10" (5.36m x 3m)

#### LIVING ROOM

19' 0 (into bay)" x 14' 3" (5.79m x 4.34m)

#### FAMILY ROOM

17' 8 (into bay)" x 10' 11 (max)" (5.38m x 3.33m)

#### CLOAKROOM

#### UTILITY

6' 6" x 6' 2" (1.98m x 1.88m)

Incorporating:

#### WC

#### BOILER ROOM

#### STORE

10' 1" x 7' 10" (3.07m x 2.39m)

### OUTBUILDINGS

#### OUTBUILDING ONE:

ROOM ONE 15' 10" x 15' 6" (4.83m x 4.72m)

ROOM TWO 14' 3" x 11' 4" (4.34m x 3.45m)

#### OUTBUILDING TWO:

12' 4" x 6' 10" (3.76m x 2.08m)

### FIRST FLOOR

#### LANDING

#### BEDROOM ONE

19' 0 (into bay)" x 14' 3" (5.79m x 4.34m)

#### DRESSING ROOM

12' 2 (into bay)" x 10' 10" (3.71m x 3.3m)

#### EN-SUITE ONE

#### BEDROOM TWO

17' 6 (into bay)" x 9' 9" (5.33m x 2.97m)

#### BEDROOM THREE

11' 0" x 10' 1" (3.35m x 3.07m)

#### BEDROOM FOUR

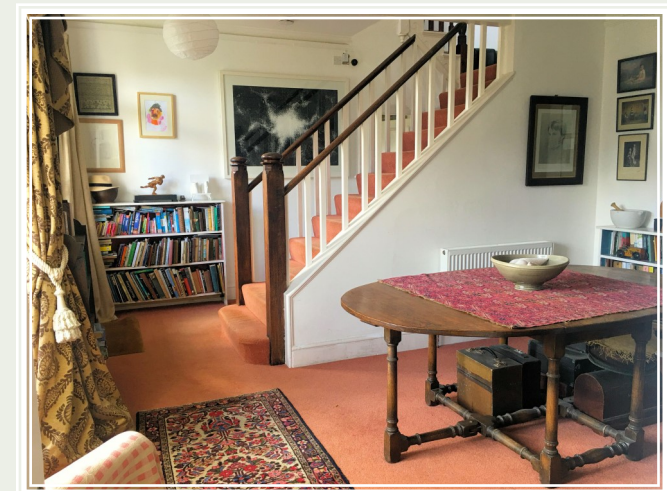
10' 6" x 8' 11" (3.2m x 2.72m)

#### BEDROOM FIVE

19' 1 (max)" x 12' 10 (max)" (5.82m x 3.91m)

#### EN-SUITE TWO

#### FAMILY BATHROOM





### SERVICES

Mains electricity, mains gas, mains water and mains drainage.

### OUTGOINGS

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

### VIEWING

Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

### DIRECTIONS

From our Yelverton office proceed from the roundabout on the A386 towards Plymouth and take the next right signposted to Crapstone. Head over the cattle grid and across the moorland turning right at the next T Junction. After the next cattle grid off the moorland and passing the war memorial follow the road around the right hand bend in to the village. The property will be found on the right after a short distance and marked by a Mansbridge Balment for sale board.







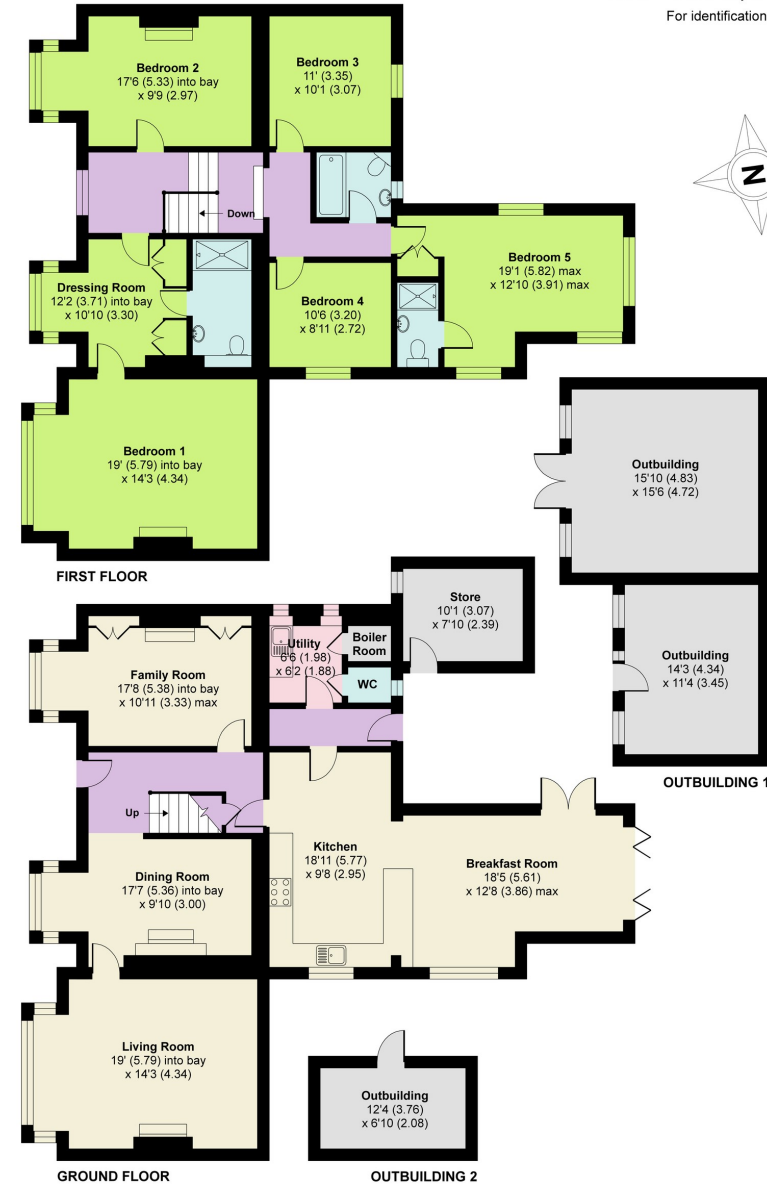
## Yew Tree Cottage, Crapstone, Yelverton, PL20

Approximate Area = 2596 sq ft / 241.2 sq m (excludes store)

Outbuildings = 503 sq ft / 46.7 sq m

Total = 3099 sq ft / 287.9 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2021. Produced for Mansbridge Balmet. REF: 721164



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**\* PL19, PL20, EX20**

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