

Riddon Brake  
Postbridge, Yelverton



# Riddon Brake

Postbridge, Yelverton, Devon, PL20 6TR

Situated in the most idyllic setting, Riddon Brake is a real gem set within beautiful Moorland. The property is positioned close to the picturesque village of Postbridge yet is completely secluded with glorious countryside views. Constructed in 2003 offering versatile accommodation with a large detached garage/utility workshop and further stables, boasting 6.75 acres of pasture land and gardens.

Set in a secluded spot in the heart of the Dartmoor National Park, just outside the popular village of Postbridge. The village has a shop/post office, inn, church and village hall as well as a national park visitor's information centre with large car park. Other towns with facilities nearby include Moretonhampstead (8 miles) which boasts places of worship, pubs, restaurants, swimming pool, sports centre, health centre, dentist, veterinary practice, hospital, library and primary school, Tavistock (11 miles), Princetown (6 miles) and Widecombe-in-the-Moor (7 miles).

- Four bedrooms
- Two en-suites
- Further family bathroom
- Open plan kitchen/dining room
- Dual aspect living room
- Galleried landing
- 6.75 acres of gardens & paddocks
- EPC: E/51







### Accommodation

The property has four bedrooms in total, two of which are en-suite plus a further family bathroom. There is an open plan kitchen/dining room and a spacious triple aspect living room with feature wood burning stove. Upstairs there is a galleried landing with study area and master bedroom benefitting from an en-suite. The further bedrooms, one with an en-suite are situated on the ground floor.

### Externally

The property is accessed via a private driveway over common land and the house is positioned in approximately 6.75 acres of gardens and paddocks. The entire property is surrounded by open moorland yet retains a good level of seclusion. The paddocks are divided into three with a large detached garage/utility/workshop together with a stable block incorporating 3 boxes, tack room and hay barn. The property offers direct access onto open moorland boasting excellent riding and rural pursuits. Fantastic vantage point offering stunning countryside views surrounding the entirety of the property.

### Services

Mains electricity. Private gas (bulk LPG). Private water. Private drainage.

### Council Tax Band

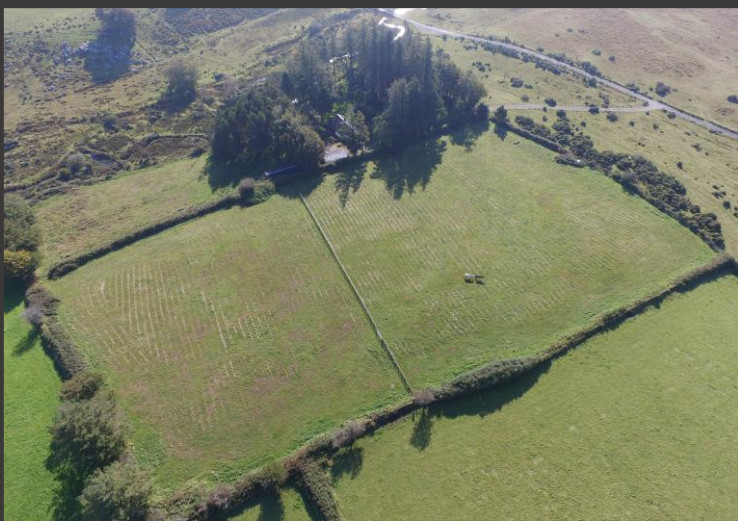
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### Tenure

Freehold

### Agents Note

Riddon Brake is one of the few Freehold properties available on Dartmoor.





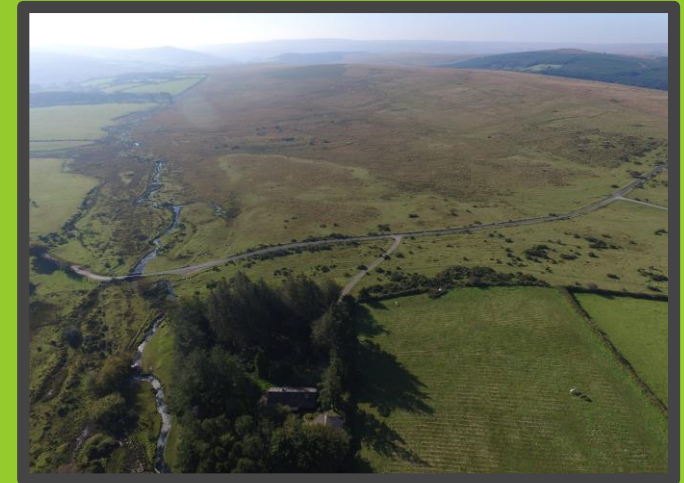
# FLOORPLAN

## DIRECTIONS

### Riddon Brake, Yelverton



From Tavistock follow the signposts for Princetown up onto Dartmoor along the B3357, upon reaching Princetown continue long the B3357 and just after passing the Two Bridges Hotel on the right, turn left towards the top of the hill signposted Postbridge. Before entering Postbridge turn Right signposted Believer. Continue along this lane for approximately 1 mile, past a row of cottages and over the bridge, continue on this road where the property can be seen on the left hand side, identified by being positioned within a small copse of Pine trees.



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## EPC

