



mansbridgebalment

YELVERTON

Guide £635,000





HIGHER HELLINGTOWN HOUSE

Yeoland Lane, Yelverton, PL20 6BX

A substantial family house requiring update and improvement offering a rental income/annexe potential with approximately 1.5 acres of paddock and formal gardens and several sizeable outbuildings.

Detached period house

6 bedrooms

Attached cottage

2 acres of paddock and formal gardens

Outbuildings

Swimming pool

Yelverton about 2 miles, Plymouth about **7** miles
(all distances are approximate)

£635,000



The Roundabout,
Yelverton,
Devon,
PL20 6DT

mansbridgebalment.co.uk



SITUATION AND DESCRIPTION

An enviably positioned 4 bedroom period family house which provides scope for update and improvement and priced to take into account works required. Built originally, we believe, in the 1800s in the traditional manner there is also the benefit of an attached two bedroom cottage (date unknown) which currently provides rental income/annexe potential. The property has a considerable number of useful outbuildings including a detached barn which is understood to be constructed circa 14th/15th Century. The property has approximately 1.5 acres of land which is separated into formal gardens with a westerly aspect and heated swimming pool, outbuildings including further barns, hay stores, garages, car port and pigsties with connected courtyard leading to the paddock. The garden continues down into an orchard with some fruit trees and a collection of around 200 different varieties of daffodil which gives a wonderful display in the spring. The house benefits from solar panels which are located on the old barn roof with an annual income we understand of approximately £1,000. There are oil fired Aga range cookers in both the house and cottage supplying hot water and cooking facilities. Wood burning stoves complement the main rooms of the house. The accommodation in the main house comprises of a drawing room; kitchen/diner; utility/boot room; garden room; master bedroom with en-suite; 3 further bedrooms; family bathroom and shower room. The attached cottage comprises sitting room; kitchen/diner; utility room; store; cloakroom; two bedrooms and bathroom.

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 is as follows:

THE HOUSE

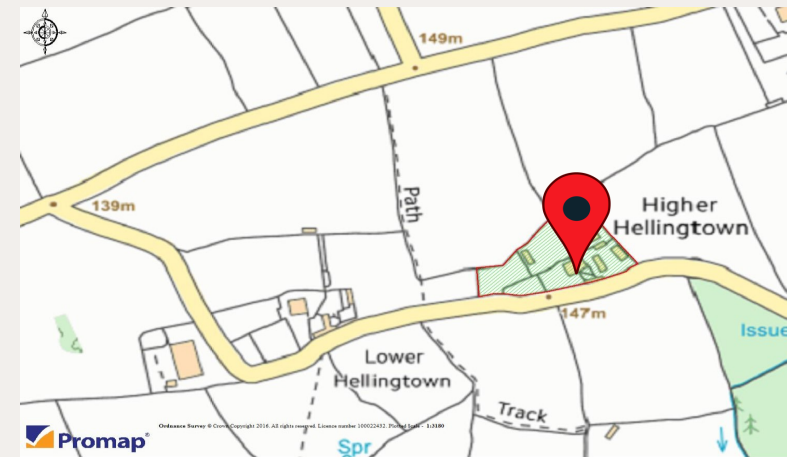
GROUND FLOOR A gravel drive sweeps up to the glazed entrance door to:

PORCH 8' 0" x 3' 5" (2.44m x 1.04m) Windows to front garden; Perspex roof; tiled floor; door to:

HALL 17' 10" x 5' 4" (5.44m x 1.63m) Dado rail; stairs to first floor; doors off.

DRAWING ROOM 25' 6" x 14' 0" (7.77m x 4.27m) Sash window to front garden; wood burning stove on slate hearth with ornate mantle; tv point; part flagstone floor; coving; further sash windows to side and rear with secondary glazing; opening back to hall with meter cupboard and solar panel isolator; door to:

KITCHEN/DINER 25' 0" x 14' 5" (7.62m x 4.39m) Sash windows to front and rear; bespoke fitted solid wood kitchen; Aga Range for cooking and hot water; space and plumbing for dishwasher and fridge/freezer; wood burning stove on tiled hearth with ornate mantle; part flagstone floor; door to garden room and door to:





UTILITY/BOOT ROOM

10' 0" x 9' 0" (3.05m x 2.74m) Sash window to garden room; Butler sink; tiled worktop; shelving and storage cupboards; space and plumbing for washing machine and further appliances; coat hooks; door to shower room; door to:

REAR PORCH

7' 9" x 4' 3" (2.36m x 1.3m) Windows and door to rear courtyard; letter box; tiled floor.

SHOWER ROOM

10' 0" x 3' 2" (3.05m x 0.97m) Low level wc; wall hung wash hand basin; shower cubicle; window to courtyard; tiled floor; electric heater; radiator.

GARDEN ROOM

15' 10" x 11' 2" (4.83m x 3.4m) PVCu double glazed window, door and French doors to front garden; Perspex roof; cold water tap.

FIRST FLOOR

LANDING

10' 6" x 6' 8" (3.2m x 2.03m) Ornate balustrade; dado rail; electric heater; loft access with pull down ladder; doors off

MASTER BEDROOM

15' 0" x 11' 8" (4.57m x 3.56m) Sash window to front garden and view; window to side and view; electric heater; ornate fireplace; door to:

EN-SUITE BATHROOM

10' 0" x 5' 2" (3.05m x 1.57m) Window to rear courtyard; panelled bath with electric shower over; low level wc; pedestal wash hand basin; electric heater; towel rail.

BEDROOM 2

15' 0" x 11' 8" (4.57m x 3.56m) Sash window to front with view; electric heater; ornate fireplace; fitted wardrobe.

BEDROOM 3

14' 4" x 10' 2" (4.37m x 3.1m) Sash window to rear garden; electric heater; ornate fireplace; fitted wardrobe and vanity area; loft access.

BEDROOM 4

10' 7" x 7' 0" (3.23m x 2.13m) Sash window to front garden and view; fitted wardrobe.

BATHROOM

10' 2" x 7' 9" (3.1m x 2.36m) Window to rear courtyard; good size airing cupboard housing hot water cylinder; high cistern wc; panelled bath with electric shower over; pedestal wash hand basin; electric heater; towel rail.

THE COTTAGE

Originally part of the house now divided into separate accommodation which is currently tenanted with annual income of £6480.00. Separate entrance door from rear courtyard.

HALL

5' 2" x 4' 0" (1.57m x 1.22m) Stairs to first floor; opaque PVCu double glazed windows; doors off.

SITTING ROOM

18' 7" x 11' 0" (5.66m x 3.35m) PVCu double glazed bay window to courtyard; windows to rear garden; open fireplace; tv point.

KITCHEN/DINER

18' 7" x 9' 5" (5.66m x 2.87m) PVCu double glazed bay window to courtyard and PVCu window to side; Aga Range for cooking and hot water; fitted kitchen units; sink and drainer unit with mixer taps; understairs storage cupboard; larder cupboard with window to rear and space for fridge/freezer; door to:

UTILITY ROOM 5' 9" x 4' 10" (1.75m x 1.47m) Stable door to rear garden; space and plumbing for washing machine; meter cupboard; doors off.

STORE 6' 4" x 4' 8" (1.93m x 1.42m)

CLOAKROOM 5' 8" x 2' 10" (1.73m x 0.86m) Window to rear; low level wc; wash hand basin.

FIRST FLOOR

LANDING Electric heater; roof access; airing cupboard housing hot water cylinder; doors off.

BEDROOM 1 17' 0" x 10' 10" (5.18m x 3.3m) PVCu double glazed window to courtyard and rear garden; built in wardrobe.

BEDROOM 2 11' 3" x 10' 6" (3.43m x 3.2m) PVCu double glazed window to courtyard.

BATHROOM 7' 7" x 6' 2" (2.31m x 1.88m) Window to rear garden and view over paddock; panelled bath with electric shower over; low level wc; pedestal wash hand basin; electric heater; towel rail.

OUTSIDE

GARDENS The property is approached via several entrances from Yeoland Lane. The first and second entrances lead into the courtyard/parking area surrounded by several of the outbuildings. There is a five bar gate which provides access into the paddock passing between the Hay store barns and the pigsties. At the rear of the house is another smaller courtyard which is divided by wooden fencing and gate segregating a separate garden area for the attached cottage. To the front of the house is a stone chipping driveway which is gated from Yeoland Lane and provides a formal entrance leading to the front elevation. There is also a well stocked garden with lawn and seating terrace for enjoying the sun. A path leads down to the lower garden where there is a heated swimming pool, warmed by a Heatseeker air source heat pump. The pool is fenced in and is approximately 30' long and 18' wide with diving board. Beside it there is a summer house and shed for pool equipment. The garden continues down into an orchard with wildflowers and over 200 different varieties of daffodil and further gated driveway. This area of the garden continues back around into the paddock along an attractive Devon Bank through apple and pear trees.

THE OLD BARN 43' 3" x 14' 8" (13.18m x 4.47m) We have been advised that the barn dates back to the 14th/15th Century currently used as a workshop, log and coal store. Two windows; three doors; stairs to hayloft on the first floor; solar panels on the roof, with inverter and isolator switch; mains power and lighting.

SHIPPEN (With attached garage and store) 28' 5" x 15' 0" (8.66m x 4.57m) Originally a cow shed. Mains power and lighting; two windows; stable door; door to:

GARAGE 15' 0" x 12' 0" (4.57m x 3.66m) Wooden double doors; window; mains power and lighting.

STORE 10' 0" x 8' 0" (3.05m x 2.44m) Door and window.

CAR PORT 30' 10" x 16' 4" (9.4m x 4.98m) Open to courtyard area; room for 3 cars.

HOUSE GARAGE 17' 0" x 8' 0" (5.18m x 2.44m) Attached to main house with access from front driveway; door to front.

PIG STY See floorplan

HAY STORE 1 14' 10" x 30' 2" (4.52m x 9.19m)

HAY STORE 2 31' 8" x 14' 4" (9.65m x 4.37m)

BARN 2 45' 6" x 17' 0" (13.87m x 5.18m) (In paddock) Wooden construction with mains power and lighting, double doors.

OUTGOINGS We understand the main house is in band 'F' and the cottage is band 'B' for Council Tax purposes (by verbal enquiry with West Devon Borough Council).

SERVICES Mains electricity, water & private drainage. Oil shared between house and cottage.

DIRECTIONS From our Yelverton office proceed along A386 towards Plymouth. After a short distance take the right hand turning signposted to Yelverton Golf Club passing Yelverton Rock. Then take the next left into Golf Links Road and continue past the golf club and an area of moorland. As the road starts to bend to the left take the turning on the right into Yeoland Lane. The property will be found along this lane marked by our For Sale sign after exactly half a mile on the right hand side.

EPC RATING House Band G. Cottage Band F.

AGENTS NOTE Please be aware that two of the six bedrooms are in The Cottage. The main house has four bedrooms. Currently there is no access from The Cottage to the main house, however this could be altered.

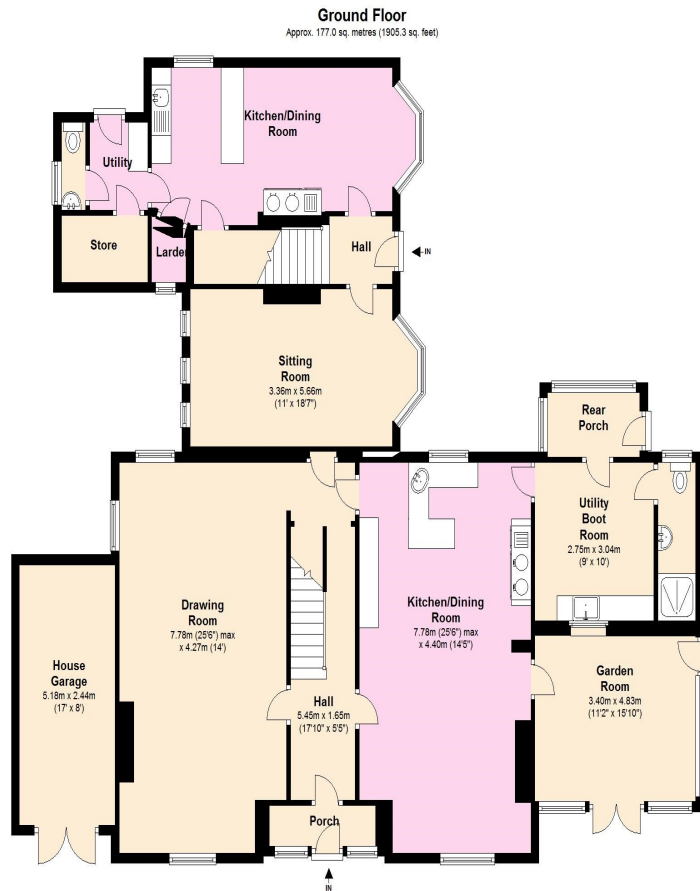
VIEWING Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

FLOORPLANS These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Copyright Mansbridge Balment 2016.



Best Estate Agent in Yelverton*

2013, 2014 and 2015 *source Rightmove



Total area: approx. 295.7 sq. metres (3182.6 sq. feet)

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THE ROUNDABOUT · YELVERTON · DEVON · PL20 6DT
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