



**STAGS**

Routrundle



# Routrundle

Sampford Spiney, Yelverton, PL20 6LL

Yelverton 4 miles, Tavistock 8 miles, Plymouth 13 miles

- 3 Reception Rooms
- 5 Bedrooms
- 3 Bathrooms
- Gardens
- Paddock
- 2.614 acres in all
- Self Sufficient
- Off Grid Location

**Guide price £625,000**

## SITUATION

Sheltered in a gentle fold on the Dartmoor landscape, this unique, south-facing Devon longhouse sits below Ingra Tor in a truly dramatic setting. The nearby village of Walkhampton (2 miles) has a primary school, church and public house, with the neighbouring village of Yelverton renowned for its amenities including a range of shops and a health centre.

The classic West Country market town of Tavistock is only a short drive away and offers a wide variety of facilities including The Wharf Cultural Centre, community college and excellent private schools together with notable boutiques and delicatessens.

The city of Plymouth has a large and thriving University together with a long and historic waterfront with many cafes, restaurants, art galleries and antique shops centred around the historic cobbled Barbican quayside. Plymouth has a mainline rail station (Plymouth to London - Paddington in 3 hours) together with a cross-channel ferry port providing regular services to France and Spain.

## DESCRIPTION

This ancient Devon Longhouse is constructed of stone beneath a slate roof, dating back to 1866 although there is documentary reference to the property going as far back as 1417. Here lies the rare opportunity for someone to live completely off the grid whilst owning their very own piece of Dartmoor. Its name derived from the round 'trundles' on pounds either side of Routrundle Lane. The property is completely self sufficient and is the furthest farm seen from Horn Hill.

## ACCOMMODATION

The accommodation is clearly identified on the floorplan overleaf, with the front door leading into an open-plan kitchen/diner. In the dining area there is an Inglenook fireplace housing multi fuel wood burner with slate hearth and granite



Rare opportunity to acquire an 'off the grid' ancient property situated on your own piece of Dartmoor





surround, beamed ceilings and flagstone slate floors. The dual-aspect kitchen area comprises a comprehensive range of wall and base units with worktop over and tiled splash back, space and plumbing for a washing machine and tumble dryer, window seat. Space for Rayburn oil-fired cooker. Door opening into snug which could be adapted into a self-contained annexe with staircase leading to a master bedroom and en-suite shower room, built-in wardrobe and access into the loft. From the other side of the kitchen, a door leads to an inner hall with access to a shower room comprising a pedestal wash-hand basin, mains-fed shower and enclosed-cistern, close-coupled WC. The triple-aspect sitting room has a staircase rising to the first floor and double doors opening into an office/reading room with Velux windows.

The first floor has a large vaulted, galleried landing area which would lend itself to a variety of uses. Four bedrooms and a family bathroom, comprising close-coupled WC, pedestal wash-hand basin, wood panel-enclosed jacuzzi bath, heated towel rail.

### OUTSIDE

The property is approached from the highway over a 800 metre long moorland track serving only this residential property.

Nestled in a sheltered fold, the gardens enjoy southerly and westerly aspects with a microclimate which allows the cultivation of flowers, trees and shrubs providing a soft and pleasant environment for such a moorland location. The private driveway provides ample level parking. The remainder of the garden is laid to lawn and provides wooded and natural areas. Beyond the gardens lies a former paddock which has not been cultivated for many years but could, with some good husbandry, be reinstated. On the northern boundary lies the generator house.

At the end of the drive, to the left-hand side, there is a paddock enclosed by a mixture of stone walling and fencing. Secondary access is via a five-bar wooden gate from the rear garden onto the lane. Some stunning views over Dartmoor are on offer in all directions

The property has its own wind turbine

### SERVICES

Private water via a bore hole. Private drainage. Private electricity served by two Lister Petter diesel generators together with a Proven wind turbine (2.5 kilowatts) and battery reserve all set up on an automated system.

### VIEWING

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

### DIRECTIONS

From Plymouth and the A38, follow the A386 as signed for Yelverton and Tavistock. At Yelverton take the second exit as signposted to Princetown, then turn left as signed to Walkampton. Pass through Walkampton and after approximately half a mile turn right as signed for Eggworthy. Pass Eggworthy Farm to Cripton Cross, then turn right over the cattle grid and immediately turn right onto the moorland track leading to the property. Alternatively from Tavistock, proceed along Down Road to turn left at the golf club and then right across the golf course. Follow the road for 1.8 miles and where the road forks, take the right-hand fork signed for 'By The Down'. Take the first left turning about one mile (not signed) to the T-junction, turn left and after approximately ¼ of a mile take the right fork signed Woodtown and Ward Bridge. Pass over Ward Bridge and out to Cripton Cross. Proceed straight over, signed Cripton, pass over the cattle grid and again turn immediately right onto the moorland track. Proceed carefully over the unmade moorland track.



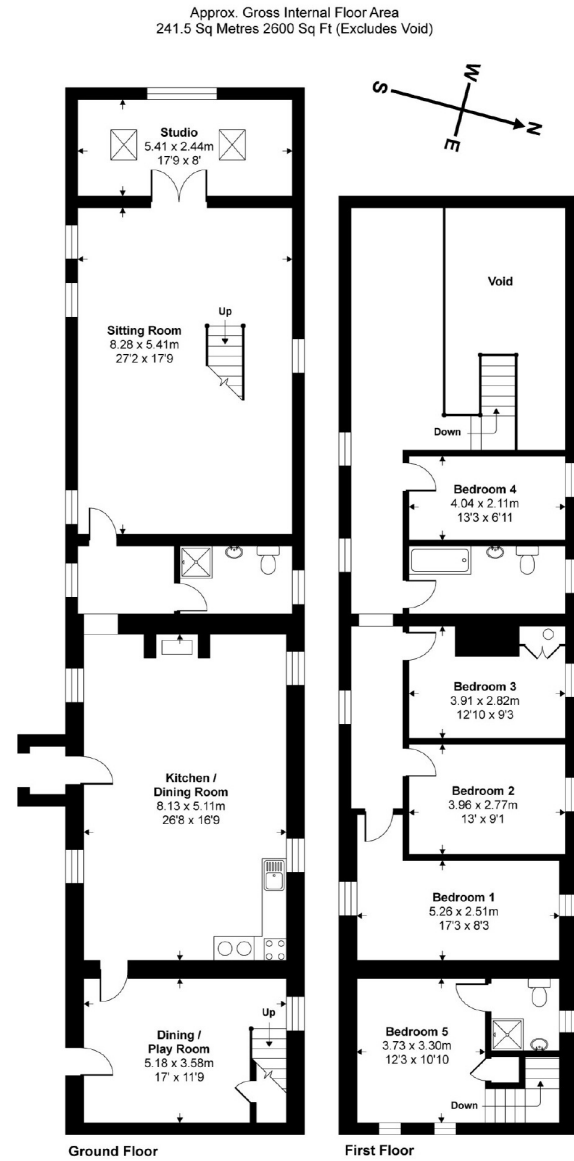


These particulars are a guide only and should not be relied upon for any purpose.



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Energy Efficiency Rating		Current	Potential
This energy-efficient - lower running costs			
20-100	A		83
91-90	B		
80-65	C		
55-45	D		
35-54	E		
15-34	F	38	
1-14	G		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			



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