



mansbridgebalment

DOUSLAND

Guide £400,000



# **GLEBE COTTAGE**

**Burrator Road, Dousland, PL20 6LU**

A detached 1920's bungalow situated in the Dartmoor National Park surrounded by beautiful grounds

3 Bedrooms

Grounds of Approx. 0.60 Acres

Gated Driveway

Garage/Workshop

**Guide £400,000**



**The Roundabout  
Yelverton  
Devon  
PL20 6DT**

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### SITUATION AND DESCRIPTION

A detached 1920's bungalow situated in the Dartmoor National Park, surrounded by beautiful grounds which extend approximately 0.60 acres and set back behind a gated driveway with a sizeable detached double garage/workshop. The bungalow has been improved by the current owner over recent years (decorated inside 2017 and outside 2018) with a modern boiler and hot water cylinder, PVCu double glazed windows and further insulation measures. The home benefits from extensions which have improved the living space and include a spacious conservatory which is ideal for entertaining friends and family. There is also a stylish kitchen with a pantry offering space for a breakfast table and a triple aspect to the gardens. The gardens are mainly laid to lawn with established shrubs and trees backing onto fields in this area of natural beauty. The property is within a few minutes walk of the open moorland and the local store/post office, bus stop and Burrator Inn. Yelverton is also approximately two minutes in a car from the door, where there are many more amenities including a supermarket, doctors and dentist plus a parade of shops and further bus stops. The accommodation comprises entrance lobby, kitchen/breakfast room, pantry, inner hall, sitting room, conservatory, bathroom and three bedrooms which include an en-suite shower room off the main bedroom and the single bedroom 3 currently used as a study.



### 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:

#### **ENTRANCE LOBBY**

5' 6" x 5' 0" (1.68m x 1.52m)

PVCu entrance door and windows; doors off.

#### **STUDY/SINGLE BEDROOM**

10' 7" x 5' 10" (3.23m x 1.78m)

PVCu double glazed window and door to the garden; built-in cupboard; plumbing for washing machine and tumble dryer; radiator; currently used as a utility/store.

#### **KITCHEN/BREAKFAST ROOM**

19' 10" x 12' 5 max" (6.05m x 3.78m)

Triple aspect PVCu double glazed window to the garden; Rayburn range cooker (disconnected from central heating system) framed with larder cupboards and airing cupboard housing Gledhill hot water cylinder (installed 2018); modern style fitted kitchen with stone effect worktops; carousel storage cupboards; dishwasher; Neff electric hob and extractor hood; eye level Neff microwave and oven/grill; integrated fridge/freezer; radiator; door to pantry; door to the inner hall and door to a small lobby with coat cupboard.





#### **PANTRY**

4' 2" x 3' 6" (1.27m x 1.07m)

PVCu double glazed window; shelving and cupboard; site of wall mounted Viessmann Vitodens 100-W LPG boiler (installed 2016).

#### **INNER HALL**

13' 3" x 3' 10" (4.04m x 1.17m)

Radiator; skylight opening providing access to the attic space with a Velux window; further coat cupboard; doors off.

#### **SITTING ROOM**

21' 3" x 12' 3" (6.48m x 3.73m)

Double aspect PVCu double glazed windows to the garden; multi-fuel stove; radiator; door to:

#### **CONSERVATORY**

14' 0" x 11' 0" (4.27m x 3.35m)

PVCu double glazed windows and doors to the gardens and views over fields; PVCu double glazed roof with sun blinds (constructed 2015).



#### **BEDROOM ONE**

15' 4" x 12' 2" (4.67m x 3.71m)

Double aspect PVCu double glazed windows to the garden and views; corner fireplace; radiator; door to the conservatory.

#### **BEDROOM THREE**

9' 3" x 11' 2" (2.82m x 3.4m)

PVCu double glazed window to the garden and view; fitted wardrobe; radiator.

#### **BEDROOM TWO**

14' 8" x 10' 3" (4.47m x 3.12m)

PVCu double glazed window to the garden and view; radiator; fitted wardrobes; electric heater; door to:

#### **EN-SUITE**

9' 3" x 3' 3" (2.82m x 0.99m)

Window to side; shower cubicle; pedestal wash hand basin; low level w.c; extractor fan; heated towel rail.



#### **BATHROOM**

8' 1" x 7' 4" (2.46m x 2.24m)

Panelled bath with shower attachment over; bath lift installed - battery operated (with spare); shower cubicle with Mira mains fed shower; pedestal wash hand basin; low level w.c; radiator; extractor fan; shaver point.

## **OUTSIDE**

The property is approached from a five bar gate which in turn leads onto a good size stone chipping driveway and sweeps up to the detached garage which is used as workshop. The garden is mainly laid to lawn with attractive plants, shrubs and trees creating a pleasant oasis to enjoy all year round. There are rural views on the western boundary where the gardens back onto fields with several areas for seating and relaxation.

## **OUTBUILDINGS**

### **DOUBLE GARAGE**

19' 3" x 17' 9" (5.87m x 5.41m)

Metal up-and-over door; main power and lighting; PVCu double glazed window and door to the side.

### **SHED ONE**

6' 8" x 6' 10" (2.03m x 2.08m)

### **SHED TWO**

7' 8" x 5' 10" (2.34m x 1.78m)

### **TOOL SHED THREE**

Bottom garden.

## **SERVICES**

Mains electricity, mains water and mains drainage. Calor gas tank in enclosure - auto deliveries.

## **OUTGOINGS**

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

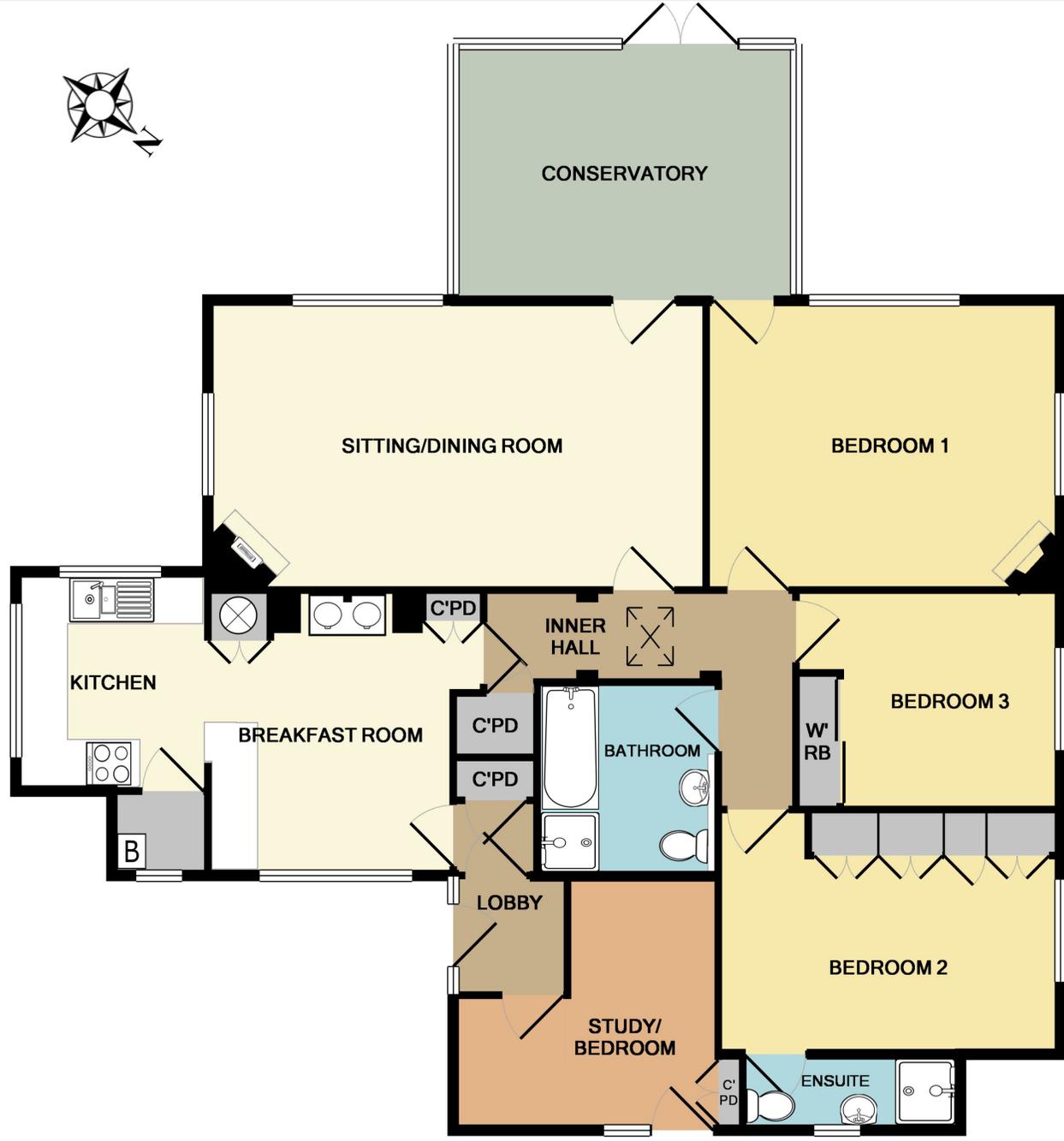
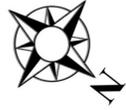
## **VIEWING**

Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

## **DIRECTIONS**

From our Yelverton office proceed to the village of Dousland on the B3212. Upon reaching the village turn right just after The Burrator Inn onto Burrator Road. Continue down this road and the property will be found on the right after the turning into Boundary Road.





TOTAL APPROX. FLOOR AREA 132.1 SQ.M. (1422 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*\* PL19, PL20, EX20*

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