



Robert Williams

SALES | LETTINGS | AUCTIONS

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£425,000
Freehold

Dousland Vicarage

Dousland Vicarage
1 Manor Farm
Yelverton
Devon
PL20 6NR

A spacious detached four/five-bedroom family home, located in the popular village of Dousland on the edge of Dartmoor. 4/5 bedrooms, 2/3 reception rooms, kitchen, and utility. Driveway parking and garage to the front and a large and private sunny garden to the rear. The maritime city of Plymouth is only 15 minutes' drive away.

The situation...

Situated within Dartmoor National Park close to Burrator Reservoir this property is ideally located for those who enjoy outdoor pursuits. Dousland is a small village with a well renowned pub, the Burrator Inn, a small shopping parade and post office, and is about a mile from the larger village of Yelverton, with an excellent selection of local amenities. The ancient stannary and market town of Tavistock is situated to the north with a wide range of independent stores and restaurants, as well as pannier market, riverside park, leisure centre and theatre. For commuting or shopping the maritime city of Plymouth is around 15 minutes' drive away. Local primary schools can be found in Meavy and Horrabridge, with private schools in Tavistock and Plymouth.



Key Points

Local Authority: West Devon Borough Council

Council Tax Band: E

Heating: LPG Calor gas central heating

Services: Mains Water, drainage & Electricity

EPC Rating: E

- Popular Dartmoor Village Location
- Close to Plymouth and Tavistock
- 4/5 Bedrooms, 2/3 Reception Rooms
- Large Level Sunny and Private Garden
- Garage
- LPG gas central heating
- Upvc double glazing
- Driveway Parking

The Property...

Dousland Vicarage is a well-proportioned detached four bedroom home located on a large level plot on a private road in this sought-after village. Although the property is presented in good order throughout it would benefit from a degree of modernisation and as such represents a great opportunity for a family to make it their own and create something special. Accommodation comprises of three reception rooms off a central hallway, plus a good-sized kitchen with large utility room off. The sitting room has a wood burning stove fitted and a glazed door leading to the garden, the dining room also has a glazed door to the garden. The study is plenty large enough for home-working or could even be utilised as a fifth bedroom. Upstairs are four good sized bedrooms off the landing, the main bedroom being particularly generous. Bedrooms one and two have built-in wardrobes. The bathroom has a white suite with a bath and shower cubicle, basin and WC.

One of the attractions of this home is the large, sunny, level garden to the rear. Mostly laid to lawn the garden benefits from a high degree of privacy being surrounded by mature hedging and wooden close board fencing and is interspersed with small trees and bushes with a paved terrace adjoining the rear of the house. To one end of the garden is the Calor Gas tank hidden from view behind a wooden fence. To the front is a gravelled parking area for several cars and an attached single garage.



Time to find out more...

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Approximate Gross Internal Area = 169.1 sq m / 1820 sq ft
Garage = 17.8 sq m / 191 sq ft
Total = 186.9 sq m / 2011 sq ft

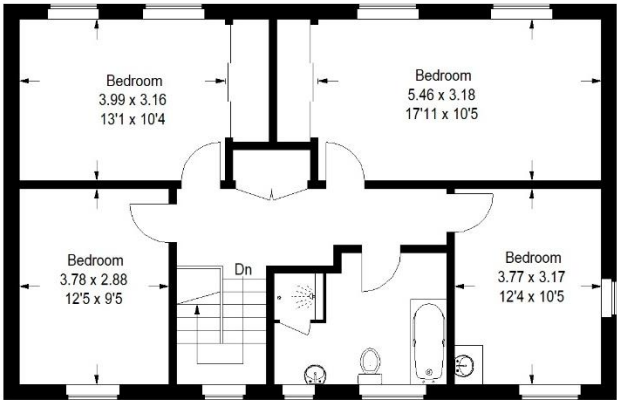
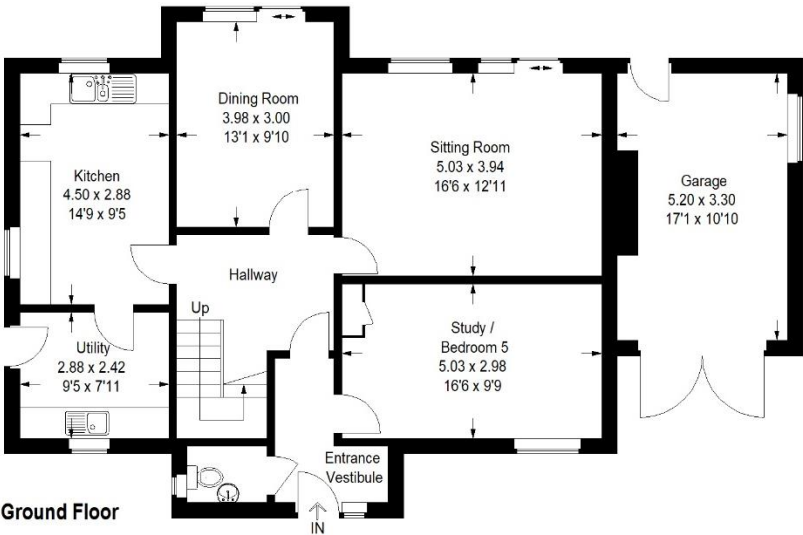


Illustration for identification purposes only, measurements are approximate, not to scale.
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The selling agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller, as the Agent has not had sight of the title documents. Fixtures and fittings shown in photographs must be assumed not to be included in a sale (the sellers will complete a form detailing all fixtures and fittings that will be included prior to exchange of contracts). A Buyer is strongly advised to obtain verification from their Solicitor or Surveyor on all of these points prior to proceeding with a purchase. Buyers are also strongly advised to check the availability of any property before embarking on any journey to view.

