

STAGS

# Windsong







# Windsong,

Yeoland Down, Yelverton, Devon, PL20 6BY

Open Moorland Adjacent • Yelverton Parade 2 miles • Tavistock Town Centre 8 miles • Plymouth 8 miles (Derriford Hospital 4.5) • Exeter (via A38) 49 miles

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With no onward chain, a remarkably well-proportioned and versatile, individual detached house standing in wonderful large gardens, an acre in all, in a highly desirable, private, yet accessible edge-of-moorland location.

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- Individual Detached House of 4,000sqft
- 3 Spacious Receptions plus a Study
- Beautiful Large Gardens, 1 Acre in All
- Desirable, Discreet yet Accessible Location
- Freehold
- 6 Bedrooms (5 Doubles), 3 Bathrooms
- Significant Potential for an Annexe
- Large Gated Drive and Double Garage
- Close to Amenities, Adjacent to Moorland
- Council Tax Band: G

## Guide Price £875,000


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## SITUATION

This substantial and versatile home occupies a genuinely prized location on the very edge of open moorland, at Yeoland Down, near Yelverton, yet officially outside of Dartmoor National Park. The property is within extremely easy reach of both the desirable market town of Tavistock and the city of Plymouth, including being within commutable distance of Derriford Hospital (4.5 miles). The full expanse of Dartmoor can be found directly outside of the property's gated entrance, providing incredible opportunities for active families and those with an outdoors-oriented lifestyle.

The village of Yelverton provides an excellent range of day-to-day amenities, with the parade of shops featuring a mini-supermarket, two bakeries, local butchers, a delicatessen, cafe and pharmacy, whilst the village also has a GP Surgery, Dentist, Texaco fuel station, Post Office and Veterinary Surgery, as well as a selection of eateries and a popular Free House, The Rock Inn. For sports enthusiasts, there are golf, cricket, tennis and bowling clubs. In all, Yelverton offers a very high standard of living with a wonderful sense of community. The thriving town of Tavistock, only 8 miles away, offers a superb range of shops, schools and facilities, including the sought-after private and independent school, Mount Kelly, whilst Plymouth city centre is located 8 miles to the south.

## DESCRIPTION

This exceptionally well-proportioned and impressive detached house was, we understand, originally constructed in the 1950s as a much smaller detached bungalow before being subject to considerable extension and enlargement during the 1980s, creating a home of impressive proportions and considerable comfort. Having remained in our client's family's ownership for almost half a century, the property is now offered for sale with no onward chain. The accommodation is characterised by having very large, bright and open rooms, many of which enjoy a dual aspect and overlook the property's front and/or rear gardens. In total, the house provides six bedrooms, four reception rooms and three bathrooms, extending to over 4,000 sq.ft. and offering significant scope for alteration or remodelling to suit an incoming owner's individual tastes and requirements. Externally, the house is complemented by some very large, level and well-established gardens set within a plot extending to almost exactly one acre, which also incorporate a very large, gated driveway and an integral double garage.

## ACCOMMODATION

Given the house's layout, there appears to be strong potential to create an annexe, particularly with some of the bedrooms being located on the ground floor. The house is initially accessed into an entrance hallway with two good-sized coats and boots cupboards, from where there is a central, dual-aspect sitting room connecting to the rear gardens through patio doors, centred around an open fireplace with timber mantel and marble hearth and surround. Beyond is an inner hall, where there are stairs to the first floor, off of which is a very large dual-aspect dining room with patio doors to the front terrace and driveway, and access to useful understairs storage.













Across the hall is a bright and well-proportioned kitchen overlooking the rear garden, and fitted with a good range of traditional cupboards and cabinets with spaces for appliances, alongside a Rangemaster cooker with double ovens, six-ring electric hob and grill. To one side is a walk-in pantry and additional understairs storage. A rear utility/boot room leads out to the rear garden, from where there are steps down to a study, suitable as a hobbies or games room. Also off the entrance hall are four ground-floor bedrooms, including three doubles, two dual-aspect and one with an en-suite bathroom incorporating both bath and fully tiled shower enclosure. Finally, there is a fully tiled contemporary shower room.

Off the half-landing is a good-sized bedroom with multiple eaves storage areas and an adjacent shower room with a fully tiled shower enclosure. Finally, on the first floor is a large, walk-in airing cupboard and two very substantial rooms currently arranged as a large, dual-aspect bedroom to the front, and a further reception room with fireplace and elevated views over the rear garden towards surrounding countryside

## OUTSIDE

The property is approached via a large, gated tarmac driveway, providing extensive parking and turning, and leading to the integral double garage with a remote-controlled up-and-over door, power and lighting. The front garden is laid to lawn with colourful shrub borders and a striking copper acer, while to one side sits a useful detached tool shed. The principal gardens lie to the rear and are a particular feature, being level and thoughtfully arranged to offer excellent space for families and keen gardeners alike. The main lawn is interspersed with established shrubs including camellias, rhododendrons and hydrangeas, along with mature trees providing structure and shelter. At the far end is a further lower garden, incorporating a large polytunnel, which has been allowed to rewild to a wildflower meadow. The gardens enjoy an open rear aspect and attractive northwesterly views. To the side of the house are a log store and an additional garden store, which complete the picture.

## SERVICES

Mains water, electricity and gas are connected. Gas-fired central heating throughout. Private drainage via a septic tank. Ultrafast broadband is available. Variable mobile voice/data service is available with all four of the major network providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

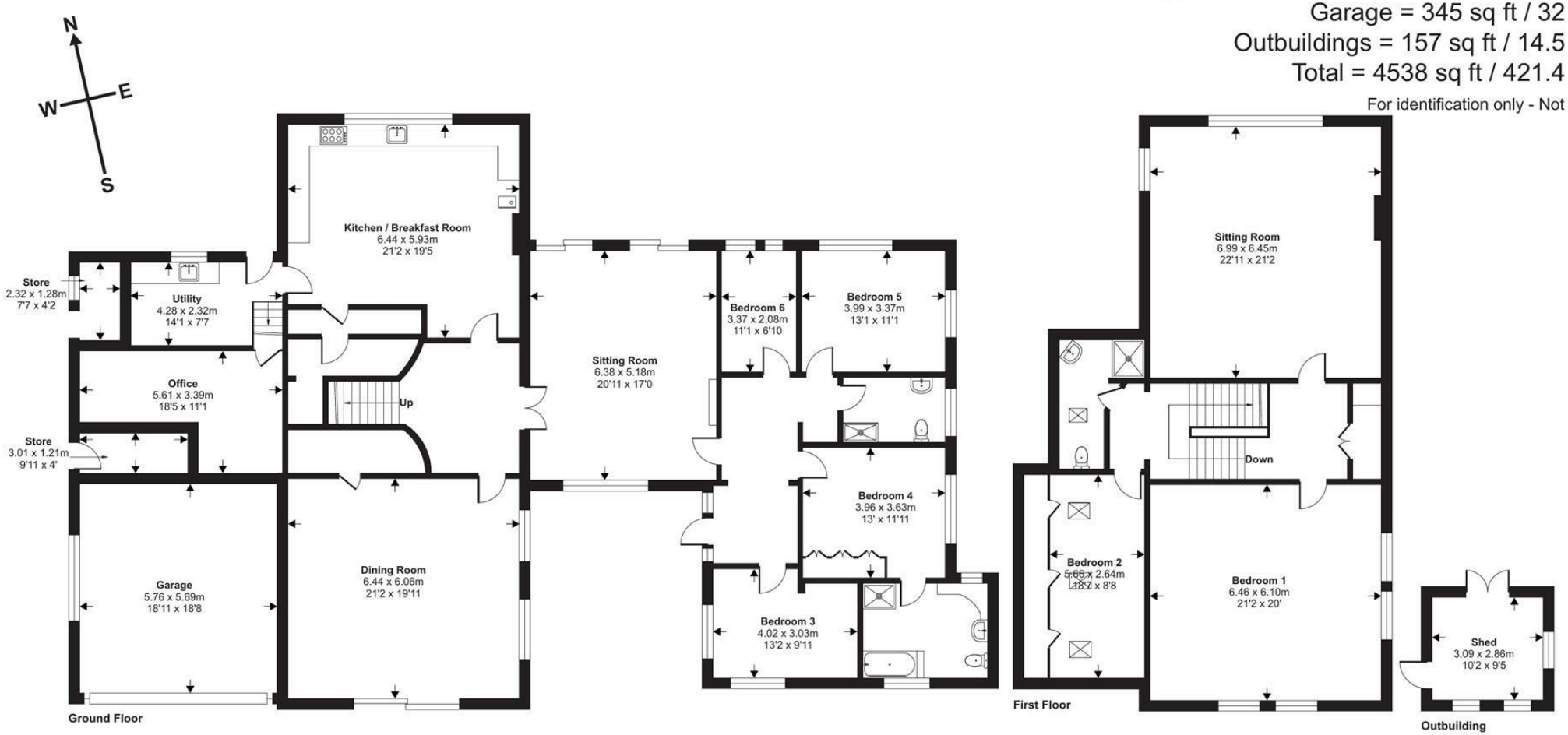
## AGENT'S NOTES

The property benefits from a right of way over the top of the driveway, which is owned by the neighbour. Similarly, the property owns a section of the private driveway, over which the other neighbour benefits from a right of way. See our Location Plan.

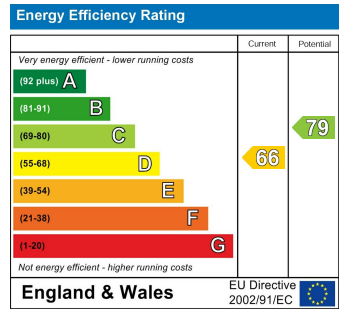
## VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendor's sole agent, Stags. The What3words reference is ///scored.canine.remake. For detailed directions, please contact the office.

Approximate Area = 4036 sq ft / 374.9 sq m
Garage = 345 sq ft / 32 sq m
Outbuildings = 157 sq ft / 14.5 sq m
Total = 4538 sq ft / 421.4 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1488407

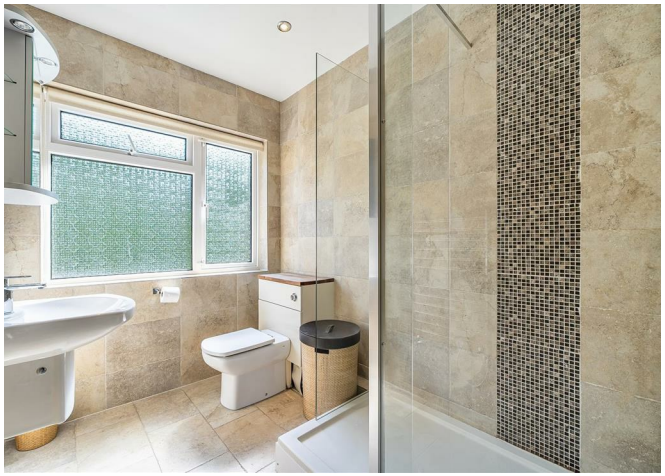



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.










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