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Princetown, Yelverton, Devon

Asking Price: £375,000

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We are pleased to market this detached, three-bedroom, Duchy Leasehold property located in a spectacular setting in Dartmoor national park. This home offers a fantastic opportunity for those wanting a rural lifestyle.

Cumberlands House benefits from a large driveway with parking for numerous vehicles, detached garage, wooden studio building, and superb views onto open Moorland.

You are welcomed into a generous entrance hall with useful storage cupboard and cloakroom/utility. The 22' sitting/dining room features an impressive granite fireplace with room burner and French doors into a sunroom. The modern kitchen affords solid oak worktops, Belfast sink and a back door. The hall leads down the property past the original main bathroom which has been converted to offer the useful utility room with toilet. The ground floor also accommodates two bedrooms, including the principal bedroom which benefits from an en-suite bathroom with separate walk-in shower. On the first floor is another large double room with dual aspect windows that make the most of the moorland views.

Outside the property has lovely gardens which are apportioned into separate areas. There are tiered sections to include grassed areas, gravelled seating areas, vegetable patch a fishpond and wildlife pond. A large, decked area is perfectly positioned to enjoy the views with a trellis covered seating area. The outbuildings include a useful block-built storage shed and an attached wooden studio power and electric heating. The large driveway offers ample parking for multiple cars over gravelled and hard-standing areas.

The property is serviced by mains electricity; has a shared bore hole water supply and a private drainage system. The property is heated by oil fired central heating. The house has fully double-glazed uPVC windows.

We understand the property is being sold as a Duchy of Cornwall leasehold. This is not uncommon with property sales in Dartmoor National Park and we would be happy to answer any questions you have regarding this.

The property currently holds a lease until 2057 for the property and gardens, with an annual ground rent of £0.75. It is possible to extend this lease by a further 50 years by contacting the Duchy. There is a separate Duchy lease for the driveway that has a remaining 12 years with an annual ground rent of circa £500. Duchy leasehold properties do not usually qualify for mainstream mortgage lending.

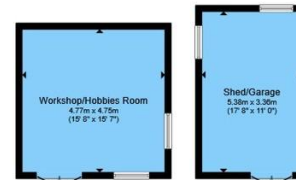




Ground Floor



First Floor



Outbuilding

Total floor area 158.8 m² (1,709 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Council Tax Band: **B**

Tenure: **Leasehold**

Years Left on Lease: **30**

Ground Rent: **£500 per annum approx.**

Viewing by appointment

T: 01822 616121

E: tavistock@fulfords.co.uk

31 Brook Street, Tavistock, PL19 0HE

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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