



STAGS

Mistledown



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Iron Mine Lane, Dousland, PL20 6NA

Yelverton 1.8 Miles Plymouth 11 miles Tavistock 6 miles

- 4 Reception Rooms
- Kitchen
- Separate Utility
- Master Bedroom with Ensuite
- 2 Further Bedrooms
- Integral Garage
- Outhouse & Garden Sheds
- Established Mature Gardens

Guide price £495,000

SITUATION

The property lies only a short distance from the village of Dousland with its popular public house, Post Office, Village Store, hairdresser and bus route. The area is popular with walkers, cyclists, horse riders and outdoor enthusiasts alike due to its wealth of footpaths and bridleways, and virtually direct access onto the inspiring expanse of Dartmoor and Burrator Reservoir. The classic West Country town of Tavistock has a rich heritage that dates back well into the last millennium. Much of the modern day town centre was developed in the 19th century under the guidance of the 7th Duke of Bedford. Today, Tavistock is a thriving market town with an excellent range of shopping facilities and a full selection of local amenities, including pannier and farmers' market, independent shops, restaurants, galleries and supermarkets. There are exceptional educational facilities in both the state and private sector.

Nearby Yelverton includes a wide variety of local shops and a health centre. An excellent primary school is available in the nearby village of Buckland Monachorum. There is a wide range of shopping and recreational facilities in Plymouth city centre centred, around the historic and fascinating waterfront. Plymouth has a cross channel ferry port and main line rail station (Plymouth / London Paddington 3 hours).

DESCRIPTION

This beautifully presented detached house has been subject to much improvement and expenditure by the current vendor and is built of stone and block construction under a tiled roof. The property offers modern conveniences including double glazing and oil-fired central heating.



Remarkably versatile detached house situated within the sought after area of Dousland.





ACCOMMODATION

The comfortable accommodation is clearly identified on the floorplan overleaf and briefly comprises: entrance hall with stairs rising to first floor and a useful downstairs cloakroom comprising close coupled WC and pedestal wash hand basin. From the hallway is a dual aspect sitting room with a woodburner with doors leading to the dining room and conservatory. The conservatory enjoys views over the rear garden with double doors opening on to one patio and a further single door on other side opening onto a second patio. There is a useful dining room, suitable for entertaining, which leads to the kitchen. The kitchen comprises a comprehensive range of wall and base units with worktops over and inset stainless steel sink unit, integrated double oven and hob with extractor over. A door leads to a rear hallway which gives access the integral garage and utility room with a door to the out on to the patio area comprising a range of fitted wall and base units with space and plumbing for washing machine tumble dryer and dishwasher.

The first floor comprises a dual aspect master bedroom with eaves storage and an ensuite bathroom comprising an enclosed cistern close coupled WC, wash hand basin inset into vanity unit and an electric shower cubicle. There are two further double bedrooms with one being dual aspect and having eaves storage. A family bathroom comprising a close coupled WC, electric shower cubicle and a jacuzzi bath.

OUTSIDE

The property is approached via the parish road to a private gravel driveway providing off road parking for several vehicles and access to the INTEGRAL GARAGE 6.63m x 2.74m (15'10" x 15'10") with light and power connected. The garden wraps around both sides of the property to rear garden. There are two patio areas accessed from the conservatory and the utility room providing a perfect area for al fresco dining. The garden is enclosed by a mixture of mature hedging and fencing and is mainly laid to lawn with various mature trees, herbaceous flower and shrub borders that produce an abundance of colour. At the bottom of the garden is a productive vegetable plot ideal for the green fingered enthusiast accompanied by several useful garden and potting sheds.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. Please note the agents have not inspected or tested these services.

VIEWINGS

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

DIRECTIONS

From Tavistock take the A386 Yelverton. At the roundabout take the first exit and continue along this road signed for Dousland. At Dousland turn right after the Burrator Inn as signed for Meavy and Sheepstor. Proceed along Burrator Road and turn left onto Iron Mine Lane. The property can be found a short way up right hand side.



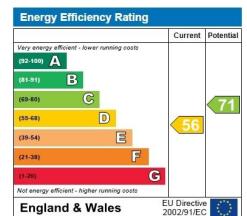
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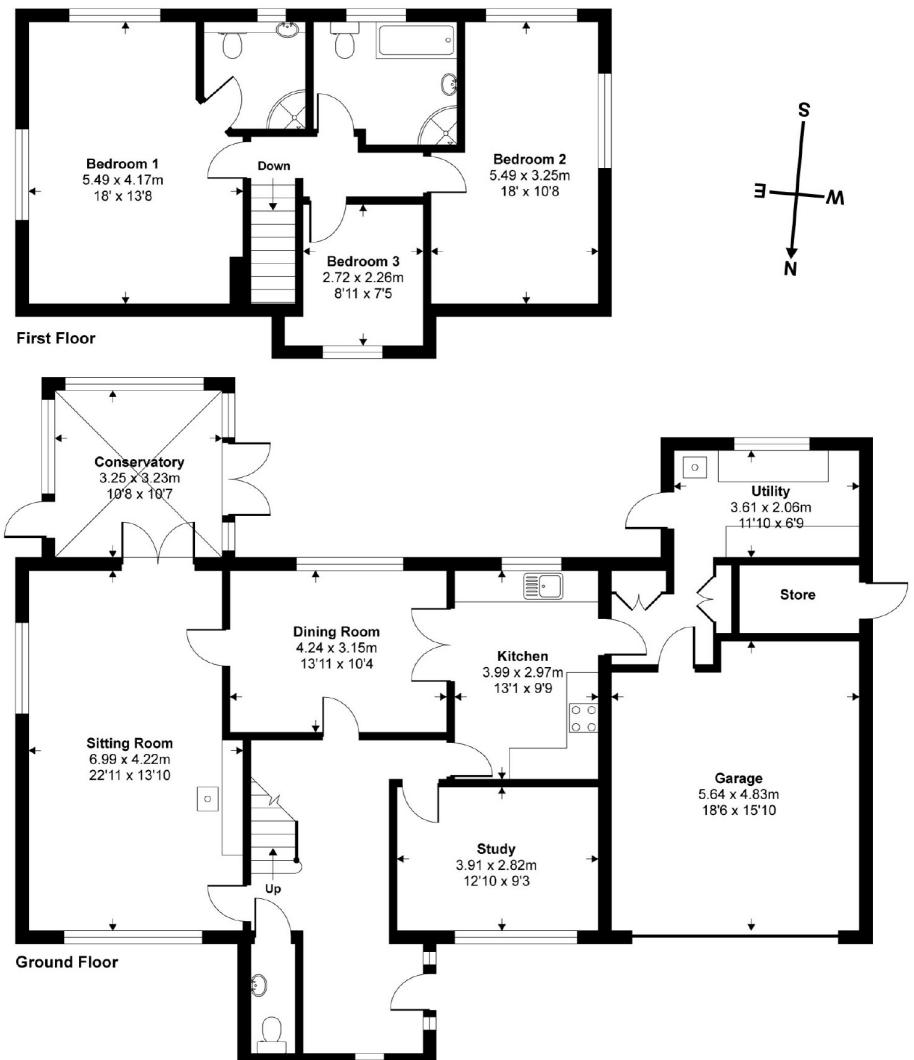
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Approx. Gross Internal Floor Area
200 Sq Metres 2152 Sq Ft (Excludes Store & Includes Garage)



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