



STAGS

Cumberlands
House

Cumberlands House

Princetown, Yelverton, PL20 6SR

Tavistock 8 Miles Plymouth 23 Miles Princetown 1.25 Miles

- Duchy Leasehold Property
- Lounge/Dining Room
- Sun Lounge
- Kitchen
- 3 Bedroom & 2 Bathrooms
- Gardens & Outbuildings
- Off Road Parking
- Moorland Views

Guide price £200,000

SITUATION

The property is situated in the very heart of the Dartmoor National Park, yet being within a very short walk of the renowned Two Bridges Hotel. The property occupies a delightful location and offers attractive views from the property and gardens across the hills of Dartmoor and over surrounding countryside. The nearest facilities can be found at Princetown, just over a mile away, whilst a more comprehensive range of facilities can be found at Tavistock which offers an excellent range of shops, services and facilities, schooling from infant to sixth form level and the renowned Mount Kelly College. The nearest city is Plymouth, which can be reached in about 25 minutes across the moor via Yelverton.

DESCRIPTION

Cumberland House is believed to have originally been former stabling for horses and traps for the nearby Moor View. This Duchy Lease property was converted some time ago to a residential dwelling and has been updated and improved over recent years. The property is upvc double glazed and benefits from oil fired central heating. In brief the property incorporates; a large lounge/dining room with sun lounge off, a fitted kitchen, two ground floor bedrooms, (master with en suite) and a family bathroom. Whilst to the first floor, is a dual aspect double bedroom, offering attractive moorland views. Low maintenance gardens surround the property and offer an attractive aspect across Dartmoor, further benefits include ample off road parking, a timber chalet and store and a large summer house adjoining the property. The property is offered with no forward chain and would ideally suit those looking for a well appointed residence in this delightful moorland location.

ACCOMMODATION

Via glazed door to ENTRANCE VESTIBULE: With tiled floor and opening to:
ENTRANCE HALL: Radiator, built in electric meter cupboard, built in airing



Delightfully situated three bedroom moorland residence with no forward chain.





cupboard with hot water cylinder and immersion. CLOAKROOM: White suite comprising closed coupled WC, wash hand basin, radiator, opaque window to front. LIVING/DINING ROOM: A large spacious room with feature exposed granite stone fireplace, slate hearth and multi fuel stove, windows to rear, space for dining table with windows to front. SUN LOUNGE: With tiled floor, patio doors and windows to garden, offering views towards Dartmoor. KITCHEN: With range of white base cupboards and drawers with worksurfaces over, tiled floor, stainless steel sink and drainer, electric hob with cooker hood over and built in double oven. Larder cupboard and further shelved cupboard, door and window to rear. BEDROOM 3: With window to rear, radiator. BATHROOM; White suite comprising: close coupled WC, pedestal wash hand basin, claw and ball feet bath with shower attachment and mixer tap, radiator and tiled walls. Two windows to front aspect. BEDROOM 2: Window to rear, radiator, double glazed doors to Summer House. Door to: EN SUITE BATHROOM: White suite comprising: closed coupled WC, pedestal wash hand basin, corner Jacuzzi bath, shower cubicle with new electric shower unit. Tiled walls.

FIRST FLOOR: BEDROOM 1: A double aspect room with superb moorland views, radiator and three built in wardrobe cupboards.

OUTSIDE

A drive to the side of Cumberland House provides parking for numerous vehicles. Double gates open to the gardens. The gardens are low maintenance and are predominantly gravelled and paved. A large paved patio area lies to the front of the SUMMER HOUSE: which is pine panelled with French doors to the front, interconnecting door to bedroom two and having dual aspect windows. There is a further paved area outside the sun lounge and steps lead down to two lower levels of garden offering further potential for landscaping etc. STORE (former prefabricated single garage) with power connected, with French doors to the front. Timber framed CHALET STYLE BUILDING with power and light. 19'9" x 11'6" with doors opening to a rear timber deck, which offers a delightful aspect towards Dartmoor.

SERVICES

Private Water: Filtered water from a private borehole on the property, which also supplies next door. We also understand that there is a right to extract water from the nearby leat. Private Drainage. Mains Electricity.

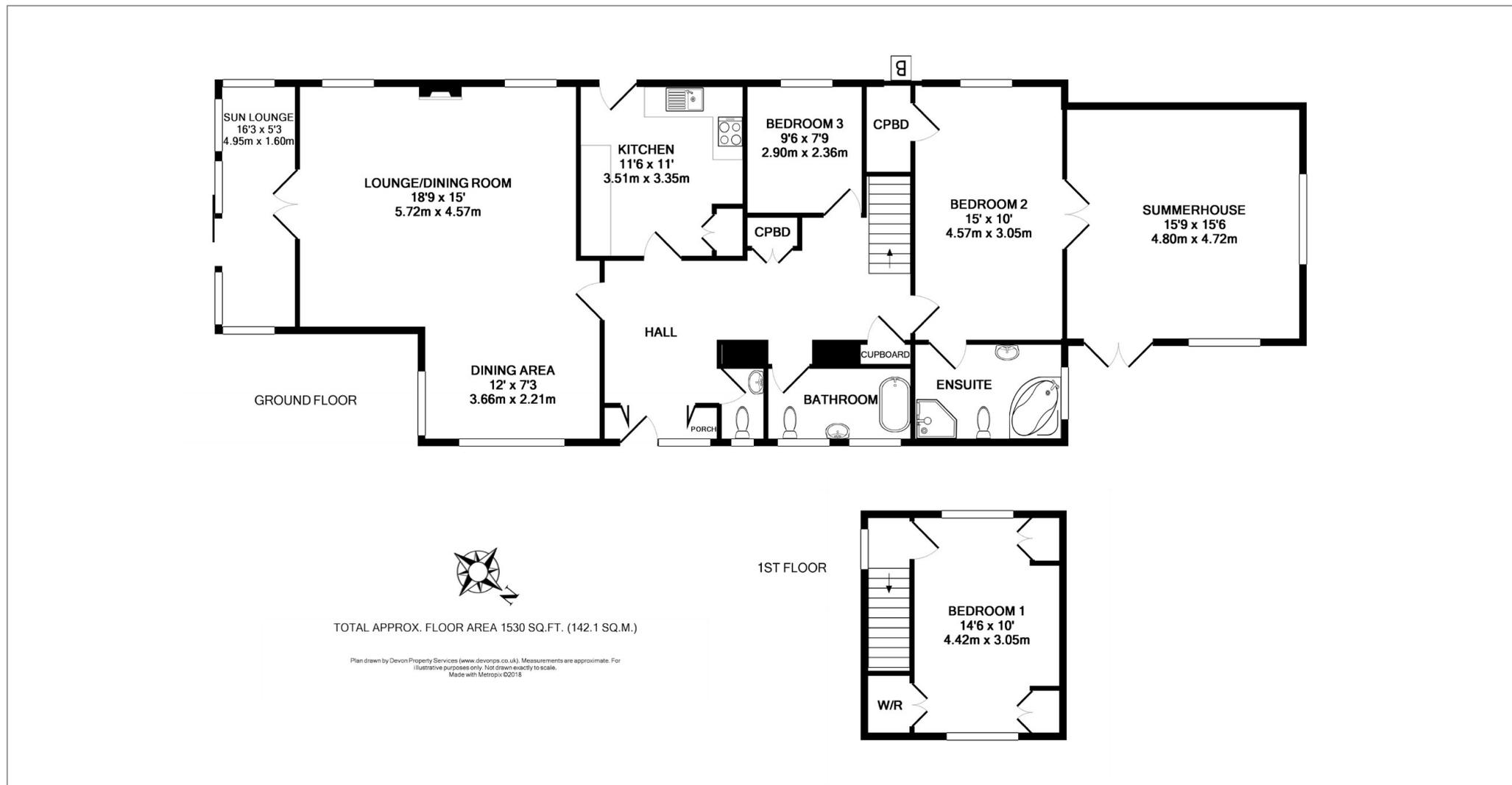
TENURE

The property is Duchy Leasehold. Please note that Duchy Leaseholds are generally not mortgageable and subject to different legislations to standard leasehold homes. The current term we understand to be approximately 39 years remaining on a 99 year lease. (expires 25/3/57) The ground rent for the property is currently 75p per annum and for the driveway is £170 annually. (Reviewed every three years)

DIRECTIONS

From Okehampton proceed out of the town via the A386 to Tavistock, upon approaching the town turn left onto the B3357 towards Princetown. Follow this road for approximately 8 miles, where the property will be found immediately after the Two Bridges road sign on your left hand side and identified by a Stags for sale board, just before the right hand turning to Princetown.





These particulars are a guide only and should not be relied upon for any purpose.



Stags
 11 Charter Place, Market Street, Okehampton, Devon, EX20 1HN
 Tel: 01837 659420
 okehampton@stags.co.uk

