



mansbridgebalment

YELVERTON

Guide £1,495,000









# OLDERWOOD HOUSE

Chub Tor, Yelverton, PL20 6JA

A unique modern and energy efficient country home situated on the edge of Dartmoor.

6 Bedrooms

Contemporary Living

Fields with Mains Water & Direct Moorland Access

Up to 2½ Acres of Landscaped Gardens

Approximately 78 Acres Land/Woodland Available  
by Separate Negotiation

Panoramic Views from All Elevations

Golf Course - Free Membership for One Year

Guide £1,495,000



The Roundabout  
Yelverton  
Devon  
PL20 6DT

[mansbridgebalment.co.uk](http://mansbridgebalment.co.uk)



### SITUATION AND DESCRIPTION

A unique modern and energy efficient country home situated on the edge of Dartmoor close to Yelverton and Plymouth enjoying approximately 6 acres of landscaped gardens, potential paddock and mature woodland. There is also approximately 78 acres of further land/woodland available by separate negotiation with equestrian potential, mains water supply and direct moorland access. The property enjoys panoramic views from all elevations across the Meavy Valley, the surrounding countryside, golf course and tors of the nearby moor. The home offers contemporary, stylish living areas with light airy rooms and part vaulted ceilings including wiring for a sound system and centralised mood lighting. Specifically positioned glazing and skylights allows sunlight to enter the house throughout the day while enjoying the uninterrupted vista. The property is warmed with underfloor heating, wood burning stoves in the reception dining room, snug and lounge/music room, plus there is plumbing for an air source heat pump. The kitchen has been fitted with exceptional cooking equipment and is ideal for people who love to entertain and cook for family and guests. The private and secluded gardens are a particular feature and enjoy a sunny aspect. Mainly laid to lawn the grounds offer established specimen shrubs and trees and colourful flower beds. There is also a sublime Japanese water garden with distant views over the surrounding landscape. There is also ample hard standing for parking and entertaining along with a sizeable garage workshop with a first floor store room which offers scope as a studio. The accommodation comprises dining/atrium, lounge/music room, kitchen, snug, 2 separate wc, study, five bedrooms (all with en-suite facilities) and loft room.

### ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

#### GROUND FLOOR

Vestibule entrance with solid oak entrance door into:

##### DINING/ATRIUM

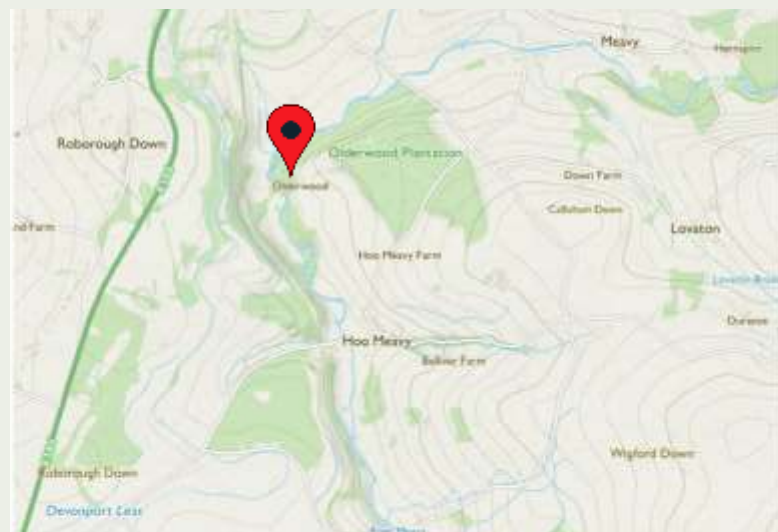
41' 7" x 13' 7" widening to 22.0" (6.71m)" (12.67m x 4.14m)

Vaulted ceiling with skylight; central Woodworm woodburning stove; hardwood double glazed windows to views and garden; aluminium double glazed folding doors to patio and gardens; natural slate flooring; underfloor heating; stairs rise to first floor; understairs storage cupboard; shelved cupboard; laundry cupboard with Chelmer Thermostore and slatted shelving; doors off:

##### CLOAKROOM

5' 10" x 7' 2" (1.78m x 2.18m)

Pedestal wash hand basin; low level w.c.; natural slate flooring; underfloor heating.







#### LOUNGE/MUSIC ROOM

25' 5" x 18' 4" (7.75m x 5.59m)

Vaulted ceiling with skylights; hardwood double glazed windows and French doors; underfloor heating; natural slate flooring; wrought iron radiators; double doors to a stairwell leading up to the master bedroom.

#### KITCHEN/BREAKFAST ROOM

21' 3" x 17' 0" (6.48m x 5.18m)

Hardwood double glazed windows and French doors to patio and gardens; natural slate flooring; underfloor heating; bespoke fitted kitchen with natural granite worktops; Wolf range cooker with extractor hood; Sub Zero fridge/freezer; radiator; doors off:

#### PANTRY

6' 0" x 4' 9" (1.83m x 1.45m)

Shelving; natural slate floor.

#### UTILITY ROOM

17' 0" x 12' 0" (5.18m x 3.66m)

Hardwood double glazed windows and stable door to gardens and driveway; partly tiled floor; sunken mat; Grant oil fired boiler; plumbed for an air source boiler (not in use); space and plumbing for utilities; laundry shoot; door to:

#### W.C.

Hardwood double glazed window; wash hand basin; high level w.c.; partly tiled floor.

#### SNUG

19' 3" x 14' 4 (into bay)" (5.87m x 4.37m)

Hardwood double glazed bay windows; woodburning stove; underfloor heating; engineered oak flooring.

#### STUDY/BEDROOM

19' 9" x 12' 9" (6.02m x 3.89m)

Hardwood double glazed windows to gardens and side; engineered oak flooring; underfloor heating; wrought iron radiator; built-in wardrobes and storage cupboards; coat cupboard and electrics cupboard.

#### BEDROOM FIVE

16' 2" x 11' 0" (4.93m x 3.35m)

Hardwood double glazed window to side; engineered oak floor; underfloor heating; wrought iron radiator; door to:

#### EN-SUITE

10' 5" x 7' 2" (3.18m x 2.18m)

Hardwood double glazed window; dual Duravit sinks; low level w.c.; walk-in shower; radiator; tiled underfloor heating.

### FIRST FLOOR

#### LANDING/MEZZANINE

Hardwood double glazed windows to views and garden; oak flooring; doors off:

#### BEDROOM ONE

23' 9" x 18' 4" (7.24m x 5.59m)

Hardwood double glazed windows to views and gardens; oak flooring; wrought iron radiators; hidden radiator behind window seat and bay window; built-in wardrobes with concealed T.V. point; hardwood folding doors to roof terrace; door to stairwell down to sitting room; doors off:



#### NURSERY/DRESSING ROOM

8' 2" x 7' 1" (2.49m x 2.16m)

Skylights; oak flooring; viewing window into sitting room with oak doors; wrought iron radiator.

#### EN-SUITE

12' 9" x 10' 3" (3.89m x 3.12m)

Hardwood double glazed windows to gardens and views; skylights; vaulted ceiling; oak flooring; limestone tiled shower with underfloor heating; high level w.c.; dual Duravit basins; vanity cupboards; heated towel rail; Jacuzzi bath with lighting; radiator; eaves cupboard.

#### INNER HALL

17' 10" x 6' 6" (5.44m x 1.98m)

Oak flooring; hardwood double glazed window; radiator; doors off to further bedrooms and laundry shoot.

#### BEDROOM TWO

19' 5" x 10' 2" (5.92m x 3.1m)

Juliette balconies with hardwood double glazed widows to views; further hardwood double glazed windows; wrought iron radiator; oak flooring; door to:

#### EN-SUITE

9' 9" x 5' 10" (2.97m x 1.78m)

Hardwood double glazed window to views; high level w.c.; Duravit wash hand basin; walk-in shower; tiled floor; radiator.

#### BEDROOM FOUR

17' 4" x 9' 0" (5.28m x 2.74m)

Hardwood double glazed windows to views; oak flooring; wrought iron radiator; door to:

#### EN-SUITE

7' 3" x 4' 0" (2.21m x 1.22m)

Hardwood double glazed window; shower cubicle; Duravit wash hand basin; low level w.c.; radiator; tiled floor.

#### BEDROOM THREE

12' 6" x 12' 0" (3.81m x 3.66m)

Hardwood double glazed window to views; built-in wardrobe; oak flooring; wrought iron radiator; fixed wooden ladder to loft room; door to:

#### EN-SUITE

9' 9" x 5' 10" (2.97m x 1.78m)

Obscured borrowed light window; shower cubicle; low level w.c.; Duravit wash hand basin; radiator; tiled floor.

#### LOFT ROOM

25' 6" x 11' 10" (7.77m x 3.61m)

Velux windows to the views; restricted head height areas; currently used for a train set; door to store room.







### OUTSIDE

The grounds have been thoughtfully landscaped including a Japanese water garden, with distant views over the surrounding landscape, and a partly fenced paddock with the base for 2/3 stables. Ideal for equestrian use with a farm gate giving access to excellent out riding on the open moors.

#### GARAGE/WORKSHOP

46' 9" x 19' 4" (14.25m x 5.89m)

12' height; stairs rise to first floor and studio/store.

#### STUDIO/STORE

46' 9" x 11' 6" (14.25m x 3.51m)

#### SHED

7' 10" x 6' 0" (2.39m x 1.83m)

#### GREENHOUSE

16' 4" x 8' 3" (4.98m x 2.51m)



### SERVICES

mains water, oil fired central heating, plumbing for air source boiler, private drainage, mains electricity.

### OUTGOINGS

We understand that the main house is in band 'G' for Council Tax purposes.

### VIEWING

Strictly by appointment with MANSBRIDGE & BALMENT on 01822 855055.

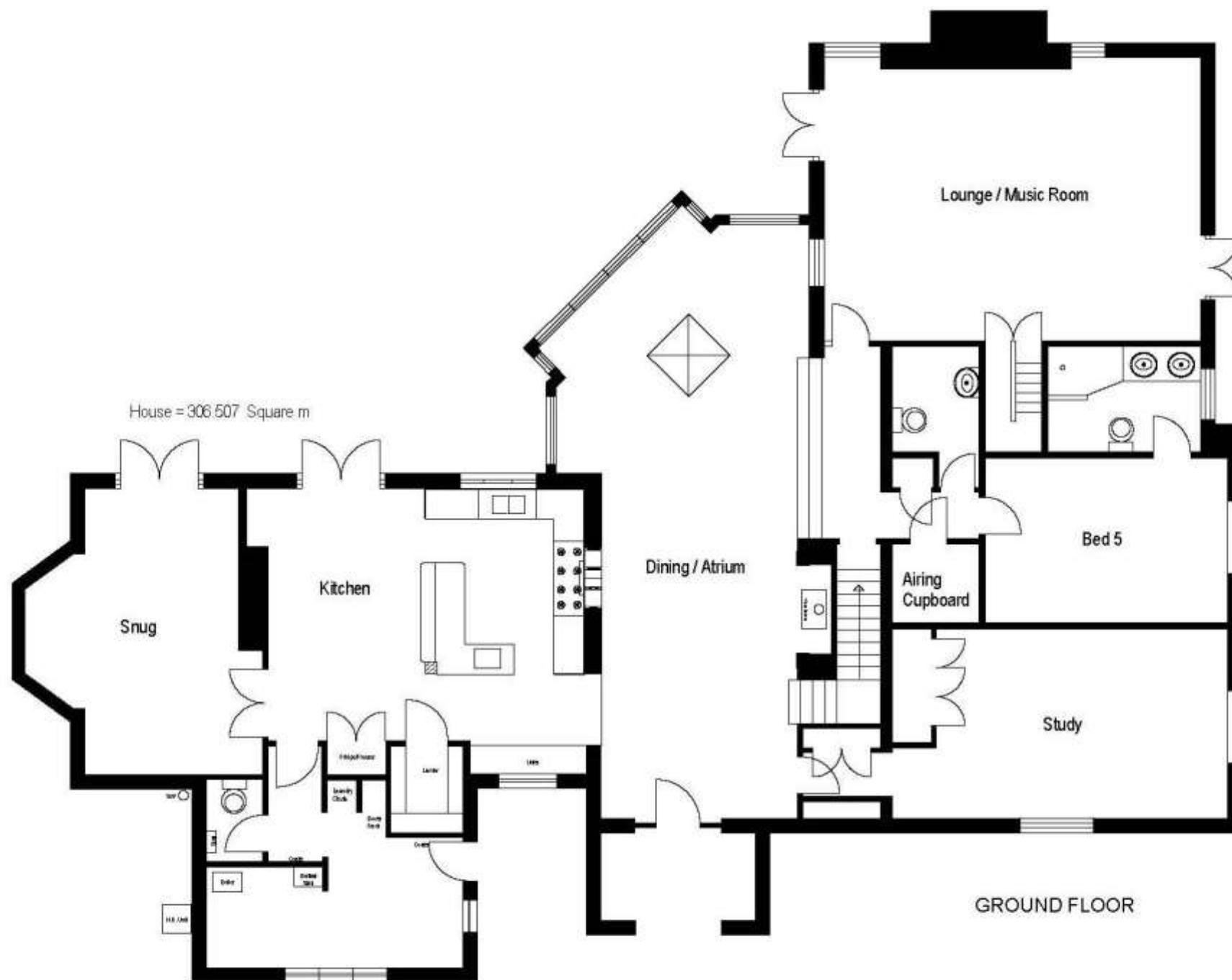
### DIRECTIONS

From our Yelverton office proceed south on the A386 towards Plymouth from the roundabout. Pass two turning on the right and keep on the A386. Follow this road around a gentle left and right hand bend. After a short distance there is a sign on the left providing warning for pedestrians crossing the golf course. Take the next left after this sign, marked by a small stone on the roadside labelled Chub Tor. Head over the cattle grid and onto a tarmac road across the golf course to a crossroad. The property is positioned at the end of this road and visible over a crossroad with a gated entrance.

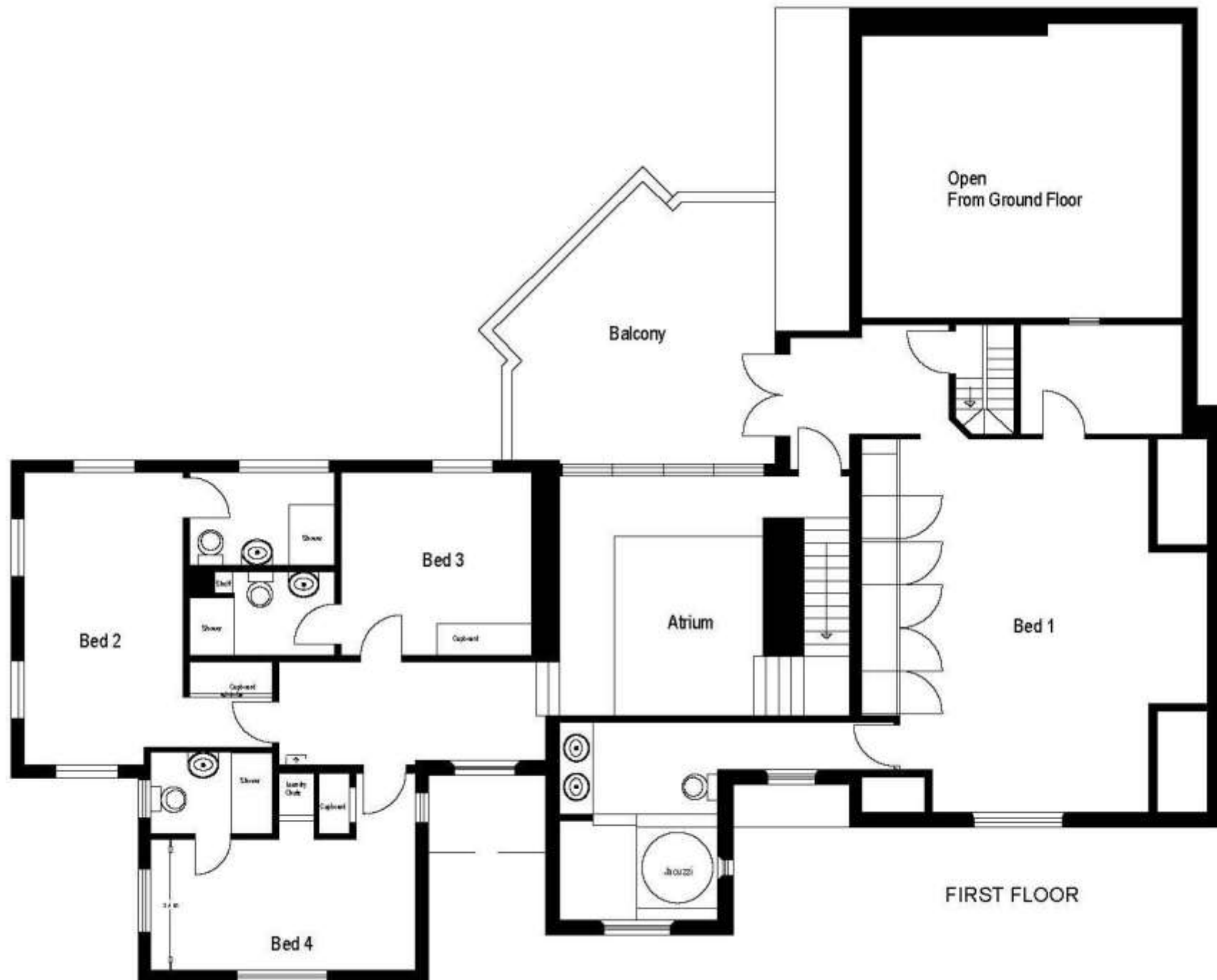


















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\* **PL19, PL20, EX20**

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