



mansbridgebalment

CRAPSTONE

£645,000









# MAYFIELD

Foxglove End, Crapstone, PL20 7NY

A stylish character home with wonderful south facing landscaped garden which offers distant countryside views.

4 Bedrooms

Built in 2007 with Period Features

Home Office/Possible Annex

Double Garage

Close to Amenities

**£645,000**



**The Roundabout  
Yelverton  
Devon  
PL20 6DT**

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## SITUATION AND DESCRIPTION

A stylish character home with wonderful south facing landscaped garden which offers distant countryside views. This special home has been improved over recent years and is ideal for those who enjoy the charm and rustic features of a period house but with energy efficiency and low maintenance of a property which was built in 2007. The house benefits from mains gas underfloor heating, hardwood double glazing, beautiful stone flooring and several French doors opening to the garden creating a sense of space. To the side of the house is an Urban style garden with paved seating which is enclosed and private ideal for a hot tub and enjoying the sunny aspect.

At the front of the house is a large driveway flanked by a double garage with a separate door with stairs up to a home office which could be an annex or family entertainment room. The garden is a particular feature with a pergola terrace/BBQ area which is perfectly positioned to capture the distant views with ambient lighting and electric socket. At the bottom of the garden through an arch is a productive vegetable garden with raised beds.

The house is well balanced, centred around a reception hall with half landing stained glass picture window and exposed beams. The accommodation comprises entrance hall, cloakroom, reception hall, snug/dining room, kitchen/breakfast room, utility room and living room. To the first floor is a master bedroom with en-suite shower room, guest bedroom with en-suite shower room and two further double bedrooms and a family bathroom. Each room has individual thermostatic controls for the heating. The house is situated in a tranquil private road and ideally located for Dartmoor National Park and outdoor pursuits plus commuting to Plymouth City. The village is close to very good schools, village stores/post office and further amenities in Yelverton for essentials.

## 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**

Approached via a stone chipped driveway to the wooden entrance door with stained glass pane to:

#### **ENTRANCE HALL**

12' 5" x 6' 10" (3.78m x 2.08m) (max)

Underfloor heating; alarm pad; opening to reception hall; door to:

#### **CLOAKROOM**

5' 10" x 2' 10" (1.78m x 0.86m)

Obscure double glazed window to side; low level wc; wall hung wash hand basin; underfloor heating.

#### **RECEPTION HALL**

13' 2" x 7' 1" (4.01m x 2.16m) (max)

Stairs rising to first floor; door to understairs cupboard; exposed beams; underfloor heating; doors off.







#### **SNUG**

12' 3" x 10' 4" (3.73m x 3.15m)

Double glazed window to front; underfloor heating.

#### **KITCHEN/BREAKFAST ROOM**

15' 1" x 13' 1" (4.6m x 4.0m)

Double glazed windows and double doors to garden; underfloor heating; granite worktops with base and eye level units; integrated gas cooker; integrated Neff hob and Smeg extractor hood over; one and a half bowl sink and drainer with mixer tap; integrated dishwasher; extractor fan; exposed beams.

#### **LIVING ROOM**

19' 7" x 15' 5" (5.97m x 4.7m) (excluding bay window)

Two sets of double doors to side and rear garden; bay window overlooking rear garden; underfloor heating; gas log burner set on slate hearth with wooden mantle over; exposed beams; recessed shelving.

#### **UTILITY ROOM**

5' 4" x 4' 11" (1.63m x 1.5m)

Site of wall mounted gas boiler; space and plumbing for washing machine; storage units; stainless steel sink and drainer; door to side.

From the reception hall, stairs rise to a half landing with picture window with stained glass. Further stairs lead to the:

### **FIRST FLOOR**

#### **LANDING**

Exposed beams; door to storage cupboard with shelving; doors off.

#### **MASTER BEDROOM**

12' 2" x 11' 6" (3.71m x 3.51m)

Large double glazed window to front; built in wardrobe; underfloor heating; door to:

#### **EN-SUITE**

9' 8" x 5' 7" (2.95m x 1.7m) (into shower cubicle)

Part tiled walls; two obscure double glazed windows; step up to fully tiled shower cubicle with mains shower; low level wc; pedestal wash hand basin; shaver point; underfloor heating.

#### **GUEST BEDROOM**

13' 5" x 9' 5" (4.09m x 2.87m)

Double glazed window to front; large double glazed window to side; double glazed window to rear garden/ countryside views; underfloor heating; door to:

#### **EN-SUITE**

6' 8" x 6' 8" (2.03m x 2.03m) (excluding shower cubicle)

Low level wc; pedestal wash hand basin; shaver point; step up into shower cubicle with mains shower; underfloor heating.

#### **BEDROOM THREE**

16' 9" x 10' 3" (5.11m x 3.12m) (into alcove)

Double glazed window to rear garden and countryside views; two doubled glazed obscure windows to side; underfloor heating.



**BEDROOM FOUR**

16' 8" x 10' 3" (5.08m x 3.12m) (max)  
Double glazed window overlooking garden and view; fitted wardrobes; underfloor heating.

**FAMILY BATHROOM**

6' 11" x 5' 8" (2.11m x 1.73m) (max)  
Fully panelled bath with shower over and additional shower attachment; w.c. with concealed cistern; storage cabinet housing sink with mixer tap; mirror fronted cupboard; shaver point; obscure double glazed window to side; spotlights; extractor fan; underfloor heating.

**OUTSIDE**

**DOUBLE GARAGE**

19' 8" x 18' 6" (5.99m x 5.64m)  
Electric up and over door; light and power points; worktops and cupboards.

**OFFICE**

18' 6" x 15' 2" (5.64m x 4.62m)  
Accessed via door and steps. With restricted head height; door to storage cupboard again with restricted head height; two Velux windows to side; double glazed window to rear overlooking garden; radiator.

**GARDEN**

The property is approached from a stone chipping drive which leads to the entrance and double garage. There is a pedestrian gate leading into the Urban garden and in turn into the gardens. The gardens are beautifully landscaped by planted flower beds and spheres of lawn connected with slate stone chipping paths. The views can be enjoyed from most of the gardens framing the horizon with fields and distant river valleys. The rear aspect enjoys a south aspect and therefore perfect for al-fresco dining or sitting out at all times of the day.

**SERVICES**

Mains electricity, mains gas, mains water and mains drainage.

**OUTGOINGS**

We understand this property is in band ' G ' for Council Tax purposes.

**VIEWING**

Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

**DIRECTIONS**

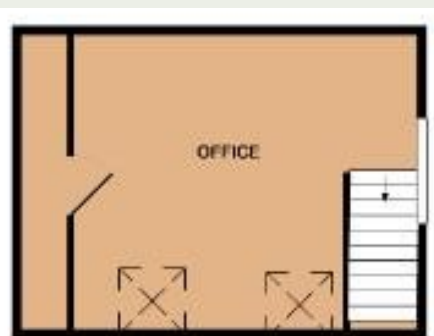
From our Yelverton office proceed to the village of Crapstone. Upon reaching the village continue on the road to Buckland Monachorum passing the village stores/post office and garage. Foxglove End will be found on the left after a short distance and the property is the third one down on the left.



EPC Rating 75 Band C

Y4419





While every effort has been made to ensure the accuracy of the floor plan contained here, it is not responsible for any errors, omissions, or misstatements. This plan is for illustrative purposes only and should be used as such by only an experienced purchaser. The services, systems and fittings shown here must be installed and it is guaranteed as to the operability of all services and fittings.

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**\* PL19, PL20, EX20**

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