



mansbridgebalment

CRAPSTONE Guide £425,000



# 5 WOODSIDE TERRACE

Crapstone, Yelverton PL20 7PL



*An elegant mid-terrace property adjacent to the green,  
close to both open moorland and village amenities*

Four Bedrooms & Two Bathrooms

Wealth of Original Features

28ft Kitchen/Breakfast Room

Sitting Room & Dining Room

Garden with Seating Area

**Guide £425,000**



**The Roundabout  
Yelverton  
Devon  
PL20 6DT**

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### SITUATION AND DESCRIPTION

An elegant property with a wealth of character, adjacent to a green just a stone's throw from open moorland and the village post office.

Crapstone is a small village on the edge of the Dartmoor National Park with a village shop and post office. It is approximately one mile from the village of Yelverton, nine miles from the city of Plymouth and five miles from Tavistock.

A well presented mid-terrace property built, we understand, in 1901, with a wealth of original features. The property is constructed in the traditional manner under a slate tiled roof and also benefits from gas fired central heating and partial double glazing. A particular feature of this property are its surroundings of open moorland and the village shop/post office is just a short walk away. The garden has a variety of mature shrubs and plants and extends to a summerhouse with access onto a rear lane where there is potential for off-road parking.

The accommodation comprises entrance porch, reception hall, sitting room, dining room, kitchen/breakfast room, three first floor bedrooms, bathroom, separate WC, second floor bedroom and a bathroom. (The bathroom on the second floor was originally a fifth bedroom.)

### 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:

#### **COVERED PORCH**

To:

#### **ENTRANCE PORCH**

4' 0" x 3' 8" (1.22m x 1.14m)

Original tiled flooring; coat hooks; original bell pull; part-glazed entrance door to:

#### **RECEPTION HALL**

27' 0" x 3' 10" (8.23m x 1.17m)

Stairs to first floor with ornate balustrade; understairs storage cupboard; radiator; dado rail; BT point; cupboard housing Ideal Logic Combi 35 boiler (installed approximately three years ago), electric meter and fuses with a small window to the side; doors off.

#### **SITTING ROOM**

16' 4" x 13' 6" (4.98m x 4.14m)

Original sash bay windows to front garden; ornate fireplace; television point; BT point; picture rail; coving; radiator; original part-glazed wooden doors to:

#### **DINING ROOM**

13' 1" x 11' 8" (4.01m x 3.56m)

Original sash window to side garden; ornate fireplace with fitted cupboards and shelving.





### **KITCHEN/BREAKFAST ROOM**

28' x 10' 8" (8.53m x 3.25m)

Dual aspect with windows to gardens; skylight; original range fireplace recess with flue (originally the site of the Aga); original larder cupboard; range of cupboards with wood effect laminate worktops; integrated dual electric oven and grill; integrated fridge/freezer; hob; sink and drainer with mixer tap; space and plumbing for washing machine, tumble dryer and dishwasher; electric underfloor heating.

### **FIRST FLOOR:**

#### **LANDING**

24' 8" x 5' 6" (7.52m x 1.70m)

Stairs to second floor with ornate balustrade; dado rail; skylight; doors off.

#### **MASTER BEDROOM**

16' 6" x 15' 10" (5.03m x 4.83m)

Double glazed sash window to front garden and views over the green; fitted wardrobes; picture rail; coving; radiator.

#### **BEDROOM TWO**

12' 11" x 10' 9" (3.96m x 3.28m)

Original sash window to side garden; ornate fireplace; original fitted cupboard with wooden slatted shelves; picture rail; radiator.

#### **BEDROOM THREE**

10' 7" x 9' 3" (3.25m x 2.82m)

Original sash window to rear garden; original fireplace; radiator; vaulted ceiling; exposed beam; steps up to mezzanine level with Velux window and eaves storage; understairs storage cupboard.

#### **BATHROOM**

6' 11" x 6' 7" (2.13m x 2.01m)

Original sash window to side; panelled bath with mixer tap and shower attachment over; low level WC; wash handbasin set in vanity cupboard; radiator; extractor fan; shaver point.

#### **SEPARATE WC**

4' 9" x 3' 2" (1.47m x 0.97m)

Original sash window to side garden; low level WC; wash handbasin.



### **SECOND FLOOR:**

#### **LANDING**

8' 0" x 5' 8" (2.44m x 1.75m)

Half landing window; ornate balustrade; doors off.

#### **BEDROOM FOUR**

16' 11" x 12' 11" (5.18m x 3.96m) into bay

With restricted head height in parts.

Double glazed bay window to front with views over the green; ornate fireplace; shelving; fitted wardrobes; radiator.

#### **BATHROOM**

13' 3" x 10' 9" (4.06m x 3.3m)

With restricted head height in parts.

Double glazed window to rear; freestanding bath with mixer tap and shower attachment; low level WC; bidet; wash handbasin set in vanity cupboard; storage cupboard with shelving; ornate fireplace; radiator; shaver point.





**OUTSIDE:**

The property is approached via a wrought iron gate to a small enclosed garden with a stone wall and hedgerow border. A path leads to the entrance door and covered porch.

The rear garden has a variety of mature plants and shrubs with a stone chipped path leading down the garden. Within the grounds is a small pond and a paved seating terrace. On the rear boundary is a summerhouse which was once the site of the garage which gives access to the rear lane. The garden is bounded by wooden fencing and offers area which are both private and quiet.





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**SERVICES**

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

**OUTGOINGS**

We understand this property is in band 'E' 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. Turn right just after the War Memorial on to the unmade road and the property will be found on the right hand side adjacent to the green.

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**MORE LOCAL OFFICES** than any other Estate Agent in our **AREA \***



THE ROUNDABOUT · YELVERTON · DEVON · PL20 6DT  
Tel: 01822 855055  
E: yelverton@mansbridgebalment.co.uk



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*\* PL19, PL20, EX20*

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