



MILTON COMBE

O.I.E.O £600,000









# THE GLEN

Milton Combe, Yelverton, PL20 6HP

A charming detached former farmhouse built, we understand, in the 1800's, offering character and comfort for a family with facilities for a smallholding.

5 Bedrooms

Half an Acre of Gardens

One and a Half Acre Paddock

Stable Block and Garage

**O.I.E.O £600,000**



**The Roundabout  
Yelverton  
Devon  
PL20 6DT**

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



## SITUATION AND DESCRIPTION

A charming five bedroom detached former farmhouse built we understand in the 1800's offering character and comfort for a family with attractive .5 of an acre gardens, 1.5 acre paddock and sizeable driveway leading to a stable block, tack room and garage and suitable for use as a smallholding. The house is not listed and formed part of the historic Roborough Estate, (originally two farm workers cottages) with original features of the period. The property benefits from oil fired central heating, wood burning stove and double glazed windows, with many of the windows looking out over the valley providing a sense of space. The accommodation comprises of porch, hall, snug/study, living/dining room, garden room and kitchen/breakfast room. To the first floor are five bedrooms, en-suite shower room and family bathroom. To the second floor is an attic/hobby room separated into two rooms with Velux windows.



## 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**

#### **PORCH**

5' 10" x 3' 0" (1.78m x 0.91m)

PVCu double glazed window to front; coat hooks; Victorian tiled floor; door to:

#### **HALL**

7' 9" x 5' 4" (2.36m x 1.63m)

Stairs rise to first floor; radiator; telephone point; doors off.

#### **SNUG/STUDY**

16' 4" x 10' 4 into bay" (4.98m x 3.15m)

PVCu double glazed bay window to front with view over valley; fireplace recess with slate hearth; fitted book shelf; radiator; beamed ceiling; T.V. point.

#### **LIVING/DINING ROOM**

33' 10" x 14' 0" (10.31m x 4.27m)

PVCu double glazed bay window and two further deep sill PVCu double glazed windows to front with view over valley; concealed understairs storage cupboard; feature fireplace with wood burning stove on slate hearth; T.V. point; further fireplace recess with granite hearth; built in glazed crockery cupboard; two radiators; ornate Victorian staircase to first floor with understairs storage cupboard with shelving; tv point; beamed ceiling; opening to kitchen/breakfast room and to:

#### **GARDEN ROOM**

17' 4" x 12' 0" (5.28m x 3.66m)

PVCu double glazed windows; large door to garden and view over valley; insulated ceiling with fan and light.







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

19' 6" x 10' 0" (5.94m x 3.05m)

PVCu double glazed windows to garden; fitted kitchen units with higher level worktops; dual sink and drainer unit with mixer tap; Smeg LPG gas fired range cooker with extractor hood; built-in fridge; space and plumbing for dishwasher and fridge; site of site of Grant Vortex boiler (Oil Fired and fitted in March 2020); PVCu double glazed door to:

#### **UTILITY ROOM**

9' 7" x 6' 4" (2.92m x 1.93m)

PVCu double glazed door and windows to garden; fitted kitchen units with sink and drainer with worktop; space and plumbing for washing machine and fridge/freezer; coat hooks.

#### **FIRST FLOOR**

##### **LANDING**

20' 0" x 3' 0" (6.1m x 0.91m)

PVCu double glazed window to rear; radiator; door to inner hall with stairs to second floor attic/hobby rooms; doors off.

##### **MASTER BEDROOM**

17' 7" x 9' 9" (5.36m x 2.97m)

PVCu double glazed window to gardens and field; double glazed patio doors to roof terrace with views over garden and valley; radiator; walk in wardrobe; door to:

##### **EN-SUITE**

10' 0" x 4' 3" (3.05m x 1.3m)

Opaque PVCu double glazed window; Matki corner shower with Mira Excel shower; hidden cistern wc within vanity cupboards with wash hand basin; part tiled walls; large circular mirror; towel rail with radiator under; Goldair electric fan heater.

##### **BEDROOM TWO**

17' 5" x 10' 4" into bay (5.31m x 3.15m)

PVCu double glazed bay windows with view over valley; radiator; fireplace; telephone point; exposed floor boards; built in wardrobe.

##### **BATHROOM**

9' 10" x 7' 7" (3m x 2.31m)

Deep sill opaque PVCu double glazed window to front; panelled bath with central mixer tap with shower head; shower screen and Mira Sport Max electric shower over; pedestal wash hand basin; low level wc; towel rail with radiator under; Newlec electric fan heater; vanity cupboards.

##### **BEDROOM THREE**

13' 9" x 12' 2" into bay (4.19m x 3.71m)

PVCu double glazed bay window to view over valley; radiator; fitted wardrobes.

##### **BEDROOM FOUR**

11' 3" x 8' 0" (3.43m x 2.44m)

PVCu double glazed window to view over valley; radiator; door to:

##### **BEDROOM FIVE**

11' 9" x 11' 3" (3.58m x 3.43m)

PVCu double glazed window to view over valley; radiator; built in cupboard wardrobe with radiator; fireplace; door to staircase leading down to living/dining room.



## SECOND FLOOR

### ATTIC/HOBBY ROOMS

Divided into two rooms; fully boarded.

### ROOM ONE

19' 7" x 10' 5" (5.97m x 3.18m)

Velux window; radiator; power points and lighting; doorway to staircase down to inner hall off landing; exposed beams.

### ROOM TWO

31' 0" x 10' 5" (9.45m x 3.18m)

Velux window; radiator; power points and lighting; exposed beams.

## OUTSIDE

### GARDENS

The property is approached via a long private driveway from the village road and opens to a parking area for several cars and a turning bay next to the detached stable block with two loose boxes, constructed in 2006. There is also a tack room connected to the good size garage with outdoor lighting and cold water tap and a gardeners WC. The gardens offer a large seating terrace and level lawn enjoying southerly views and is ideal for entertaining. There is a sunken rockery area ideal for a fire pit. The connected field slopes up the valley and approaches 1.5 acres and is completely surrounded by good stock proof fencing with gated access to the stables and has terraced areas for enjoying elevated views over the surrounding countryside. The property would be ideal as a smallholding to keep sheep and chickens.

### GARAGE

17' 4" x 15' 10" (5.28m x 4.83m)

Concrete floor; block construction with pitched tiled roof; power points and lighting.

### TACK ROOM

Attached to side elevation of garage, lighting; window to side.

### STABLES

Blockwork construction; pitched tiled roof.

### STABLE ONE

11' 10" x 11' 7" (3.61m x 3.53m)

Concrete floor; stable door and window; lighting.

### STABLE TWO

11' 8" x 11' 6" (3.56m x 3.51m)

Concrete floor; stable door and two windows; lighting.

### GARDEN SHED

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

Timber construction; windows and door.

### GARDENERS WC

4' 7" x 3' 4" (1.4m x 1.02m)

Low level wc; lighting; pedestrian door.





SERVICES

Mains electricity, metered water; mains drainage; oil heating; bottled LPG on site with auto changeover.

OUTGOINGS

We understand this property is in band 'G' for Council Tax purposes (by verbal enquiry with West Devon Borough Council).

VIEWING

Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

DIRECTIONS

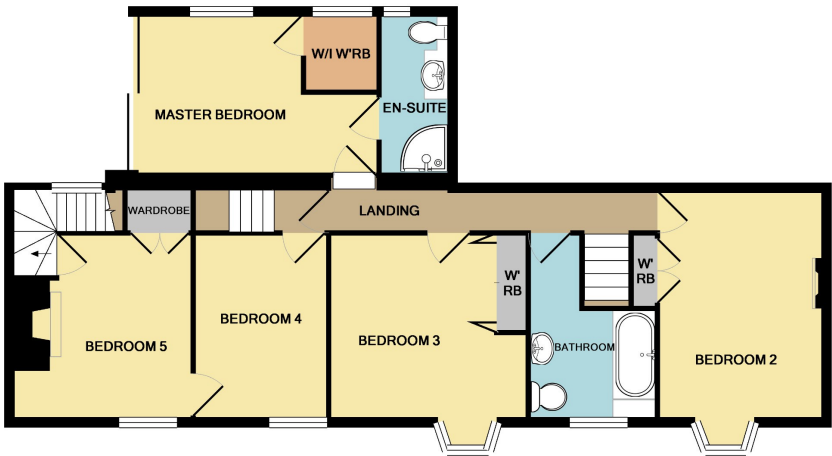
From our Yelverton office proceed to the village of Milton Combe passing Buckland Abbey. Continue past the first turning into Milton Combe continuing along the top road. As the road drops down the slope and begins to level turn left sign posted to Milton Combe. Continue along this road for a short distance and turn up the first driveway on the left marked with a stone with the name of the property.

EPC Rating 36 Band F

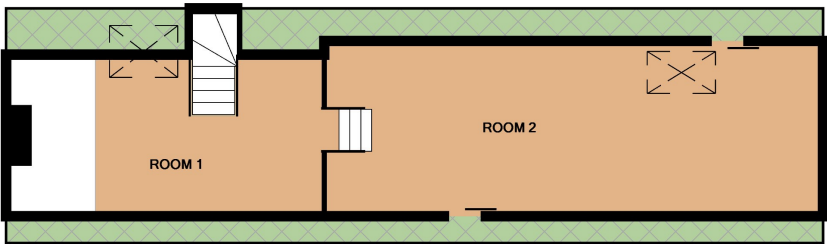
Y4209



GROUND FLOOR  
APPROX. FLOOR  
AREA 1251 SQ.FT.  
(116.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 965 SQ.FT.  
(89.6 SQ.M.)



ATTIC/HOBBY ROOMS  
APPROX. FLOOR  
AREA 551 SQ.FT.  
(51.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2767 SQ.FT. (257.1 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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# BETTER **COVERAGE**, WIDER **CHOICE**



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TAVISTOCK • YELVERTON • BERE PENINSULA • OKEHAMPTON  
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*\* PL19, PL20, EX20*

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