



mansbridgebalment

YELVERTON O.I.E.O £700,000





HARRABEER COUNTRY HOUSE HOTEL

Harrowbeer Lane, Yelverton, PL20 6EA

An historic 17th century farmhouse set down a quiet leafy lane in Yelverton on the western edge of the Dartmoor National Park.

6 Bedrooms in Main House

Self-catering Barn Conversion

Currently Run as a Successful Guesthouse/Hotel

Owners' Accommodation

Garden and Spacious Parking Area

Useful Outbuildings

O.I.E.O £700,000



**The Roundabout
Yelverton
Devon
PL20 6DT**

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SITUATION AND DESCRIPTION

An historic 17th century farmhouse set down a quiet leafy lane in Yelverton on the western edge of the Dartmoor National Park, ideal for holiday rentals/guest house and or as a multigenerational home. The house is not listed and there is evidence that the property was probably a Devon long house and was further extended in the mid 1800's creating an impressive living space that moves through the ages with many period features and notable character along with a beautiful veranda and first floor views across to Dartmoor tors on the horizon.

The current owners converted the stone barn into an upper and lower suite to be used for rent only. There is also further active planning permission to extend on the side elevation which would be the third phase of the current owners plans.

The property benefits from mains services including gas central heating and recently improved and in keeping double glazed windows plus fireplaces and a wood burning stove in the very old heart of the house next to an original stone spiral staircase.

The gardens enjoy a sunny aspect with a side driveway at the front and a spacious parking area to the rear which has only recently been tarmacked and leads to the reception and front of house. Mainly laid to lawn and enclosed by hedgerows and mature trees the gardens are an attractive oasis with raised beds and several useful outbuildings including an old stable block providing masses of storage.

The house is currently run as a successful guest house/hotel with 6 bedrooms with 5 en-suites and an external private bathroom plus dining room, sitting room, bar area, utility and bar storage and kitchen for hotel and private use. Information on this can be seen on their website www.harrabeer.co.uk.

The self-catering barn conversion is to the side of the property with separate entrance doors and is ideal for sleeping up to 4 people each with smart kitchen and seating area plus character features of the old barn exposed.

Currently the owners have their own retreat in a converted area of the adjoining barn with a further separate and private entrance. This area has three living areas including conservatory with doors out to the garden and is currently used as a dining room. The kitchen connects the owners accommodation and barn to the old house, and has recently been refurbished, perfect for cooking for a family and or guests.

The house is walking distance from open moors and the local shops and amenities in the centre of Yelverton including a doctors surgery/dentist, pharmacy, petrol station, bus services, butchers, hairdressers, bakery, cafés, public house and supermarket. Plymouth and Tavistock are approximately 15 minutes by car and Exeter is around one hour. The expanse of Dartmoor is on the doorstep with hundreds of square miles of stunning open scenery making this home ideal for those who love outdoor pursuits.

EPC Rating 76 Band D

Y4502

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:





MAIN HOUSE

GROUND FLOOR

RECEPTION AREA

8' 0" x 10' 6" (2.44m x 3.2m)

LOUNGE / BAR

18' 10" x 13' 8" (5.74m x 4.17m)

CLOAKROOM

9' 0" x 7' 6" (2.74m x 2.29m)

DINING ROOM

18' 6" x 17' 4" (5.64m x 5.28m)

SITTING ROOM

20' 4" x 16' 11" (6.20m x 5.16m)

STORE ROOM

11' 3" x 8' 10" (3.43m x 2.69m)

KITCHEN

16' 8" x 11' 1" (5.08m x 3.38m)

LARDER

5' 5" x 4' 0" (1.65m x 1.22m)

UTILITY

15' 4" x 9' 8" (4.67m x 2.95m)

FIRST FLOOR

BEDROOM ONE

17' 4" x 16' 0" (5.28m x 4.88m)

EN-SUITE BATHROOM

5' 0" x 8' 10" (1.52m x 2.69m)

BEDROOM TWO

12' 9" x 8' 1" (3.89m x 2.46m)

EN-SUITE BATHROOM

10' 6" x 7' 5" (3.2m x 2.26m)

BEDROOM THREE

12' 10" x 10' 0" (3.91m x 3.05m)

EN-SUITE BATHROOM

9' 8" x 2' 6" (2.95m x 0.76m)

BEDROOM FOUR

10' 4" x 9' 5" (3.15m x 2.87m)

EN-SUITE BATHROOM

9' 0" x 3' 0" (2.74m x 0.91m)

BEDROOM FIVE

11' 10" x 10' 1" (3.61m x 3.07m)

BATHROOM

5' 3" x 5' 11" (1.6m x 1.8m)

BEDROOM SIX

12' 8" X 11' 5" (3.86m X 3.48m)

EN-SUITE BATHROOM

5' 3" x 5' 8" (1.6m x 1.73m)

SEPARATE BATHROOM

(opposite Room Two)
4' 0" x 7' 2" (1.22m x 2.18m)

OWNERS ACCOMMODATION

GROUND FLOOR

LIVING ROOM

16' 0" x 10' 0" (4.88m x 3.05m)

CONSERVATORY

12' 0" x 11' 8" (3.66m x 3.56m)

BATHROOM

10' 2" x 4' 10" (3.1m x 1.47m)

FIRST FLOOR

BEDROOM

21' 1" x 15' 0" (6.43m x 4.67m)

EN-SUITE BATHROOM

8' 9" x 5' 3" (2.67m x 1.6m)

SELF CATERING APARTMENT

LOWER SUITE

KITCHEN/LIVING ROOM

21' 10" x 9' 9" (6.65m x 2.97m)

BEDROOM

10' 11" x 10' 7" (3.33m x 3.23m)

EN-SUITE BATHROOM

3' 8" x 9' 2" (1.12m x 2.79m)

UPPER SUITE

KITCHEN/DINING ROOM

15' 6" x 13' 4" (4.72m x 4.06m)

BEDROOM

21' 1" x 15' 0" (6.43m x 4.67m)

EN-SUITE BATHROOM

3' 8" x 9' 2" (1.12m x 2.79m)





GARDENS

The gardens enjoy a sunny aspect with a side driveway at the front and a spacious parking area to the rear which has only recently been tarmacked. Mainly laid to lawn and enclosed by hedgerows and mature trees the gardens are an attractive oasis with raised beds and several useful outbuilding including an old stable block providing masses of storage.

AGENTS NOTE

The property is offered to the market with no onward chain. The reason for the sale is retirement from the industry.

SERVICES

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

OUTGOINGS

We understand this property is in band ' A ' for Council Tax purposes - £1345.53 - £135/month. Business rates are nil under the Small Business Rate Relief.

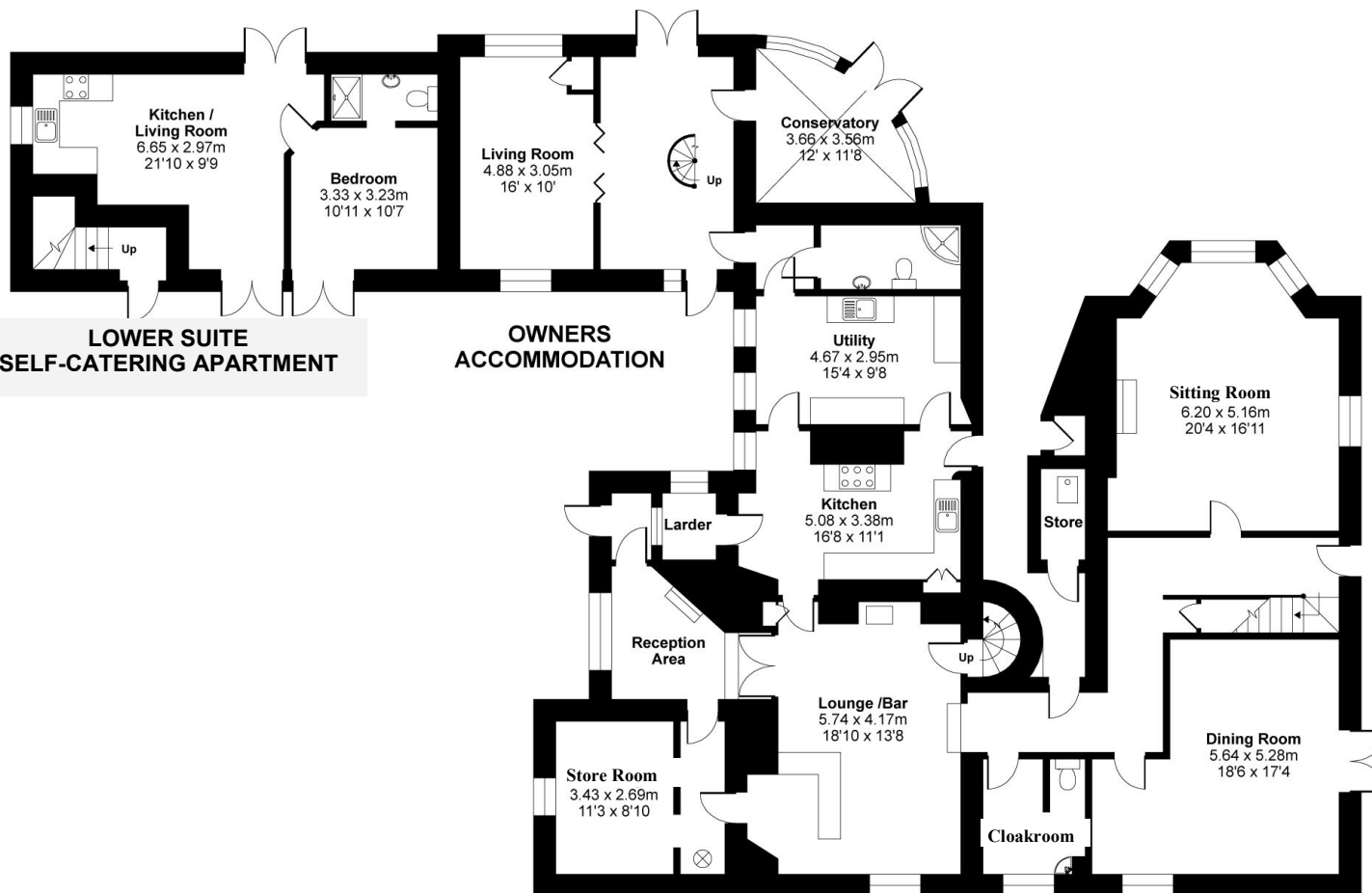
VIEWING

Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

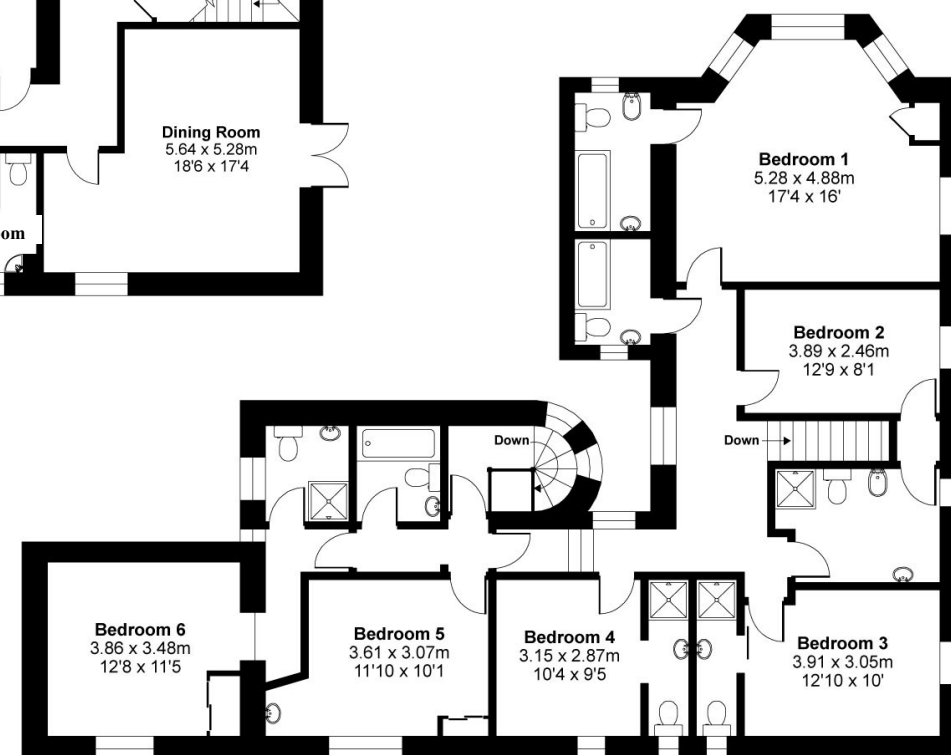
DIRECTIONS

From the Yelverton office proceed from the roundabout on the B3212 towards Dousland and Princetown and take the 1st left into Harrowbeer Lane. Continue along the lane and down the hill and the property will be found on the right after a short distance.





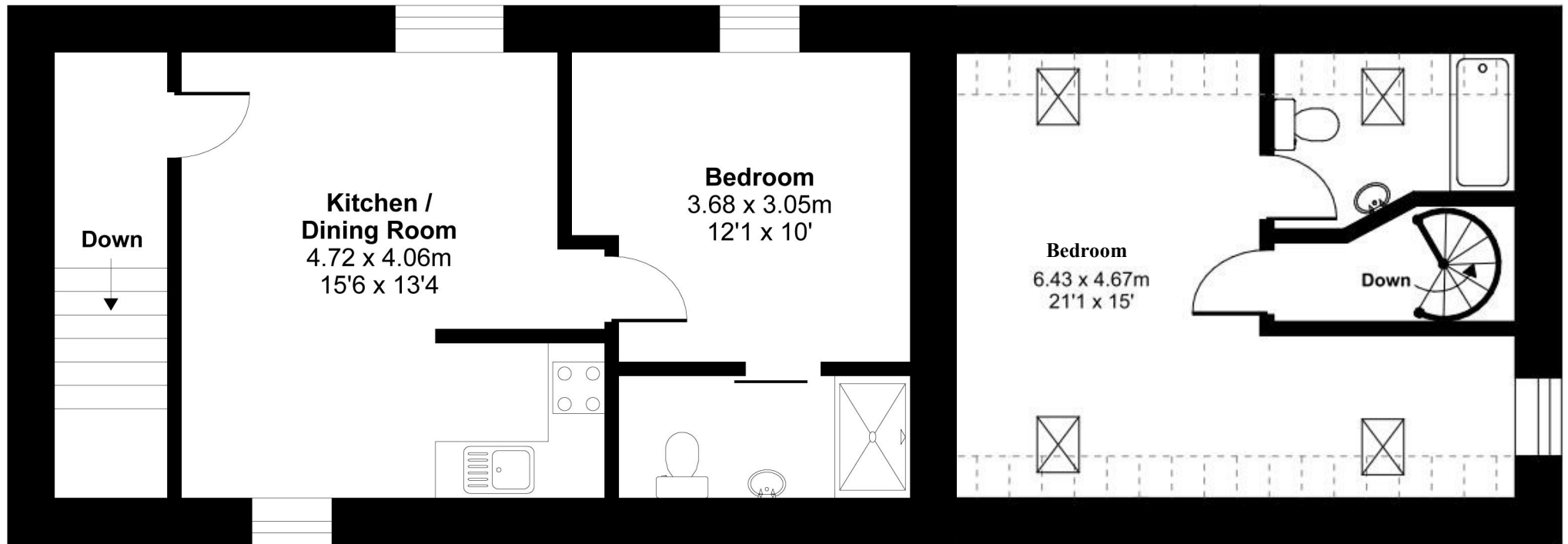
GROUND FLOOR



FIRST FLOOR



Denotes restricted
head height



**UPPER SUITE
SELF-CATERING APARTMENT**

OWNERS ACCOMMODATION - FIRST FLOOR



BETTER COVERAGE, WIDER CHOICE
MORE LOCAL OFFICES than any other Estate Agent in our **AREA ***



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TAVISTOCK • YELVERTON • BERE PENINSULA
OKEHAMPTON • LONDON MAYFAIR

** PL19, PL20, EX20*

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