



Milton Combe OIEO £850,000







# **ABBEYLEAT**

**Milton Combe, PL20 6HP**

A beautiful, detached four bedroom home situated in a superb village location between the Tavy Valley and Roborough down boasting a wealth of history and period features.

Elevated Position Providing Splendid Views

Three Reception Rooms, Large Kitchen/Breakfast Room and Study Area

Four Bedrooms, Two with Ensuite

Extensive Grounds and Gardens

**OIEO £850,000**



**The Roundabout  
Yelverton  
Devon  
PL20 6DT**

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'Joseph Mallord William Turner—Milton Combe 1813'



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### SITUATION AND DESCRIPTION

A most delightful, detached house with origins dating back to the 16th century, situated in an elevated position with splendid views across and down the combe towards the village. Situated within stunning grounds which include terraced areas and a lower, level area adjacent to the stream passing through and into the village beyond.

Accommodation includes four bedrooms, two of which have ensuite facilities, three reception rooms in addition to the study area and large kitchen/breakfast room together with utility room, cloakroom, and family bathroom.

Milton Combe nestles peacefully between the Tavy Valley and Roborough Down. Open moorland is nearby, Plymouth City just a few miles to the south, and the former home of Sir Francis Drake (Buckland Abbey) is less than a mile away. The Who'd Have Thought It public house is located within close proximity. The area is rich in wildlife and amazing scenery with woodland/river/moorland walks all accessible from the property.

The house was first built, we understand, by quarry workers supplying stone for the village. It is believed to have housed four families, a room each with their own open fire and bread oven, two of which remain intact. The quarry, now disused, is the location for a newly built house into which the present owners will move. This has been cleverly shielded and has minimal effect to the privacy or enjoyment of house and grounds themselves. There is no onward chain to this sale.

Shortly after the quarry closed, around 1820, the Reverend Hunter bought the property and made it into one house called Hunters Pool. It was at that time a two-storey extension was added. The land has been used as a market garden supplying fresh vegetables, including watercress, and fruit to the village and broader community. The extensive grounds contain many historical ponderables dating back to its time as a quarry, including underground leats and tunnels.

William Turner (JMW Turner – The Fighting Temeraire 1838) was able to capture the wonder of Milton Combe with the outline of Abbyleat in the foreground on one of his regular painting visits to the region, dating around 1813. In the same way the views along the valley and at canopy level from all of the south facing windows, provides the same beauty he portrayed.

The present owners purchased the property in 2010 and have added a two-storey extension providing a new kitchen and master bedroom together with a large, vaulted lounge featuring oak beams and log-burning stove with granite fireplace.

In recent years a new oak staircase has been added creating an ensuite bathroom to the second bedroom and an oak-fitted study area downstairs. The owners have installed a mains pressure cylinder with heating from the Aga, central heating boiler, solar panel and immersion.

### 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:







#### RECEPTION HALL

18' x 12' 5" (5.49m x 3.78m)

#### DINING ROOM

15' 10" into bay x 12' 5" (4.83m x 3.78m)

#### CLOAKROOM

#### UTILITY

11' 8" x 7' (3.56m x 2.13m)

#### KITCHEN/BREAKFAST ROOM

20' 4" x 13' 5" (6.2m x 4.09m)

#### SITTING ROOM

25' x 11' 8" (7.62m x 3.56m)



#### FIRST FLOOR:

#### BEDROOM ONE

20' x 13' 1" (6.1m x 3.99m)

#### ENSUITE BATHROOM

#### BEDROOM TWO

12' 9" x 9' 1" (3.89m x 2.77m)

#### BEDROOM THREE

12' 9" x 8' 7" (3.89m x 2.62m)

#### BEDROOM FOUR

13' x 12' 5" (3.96m x 3.78m)

#### ENSUITE SHOWER ROOM

#### BATHROOM

#### OUTSIDE

The gardens have been developed and made more accessible with lawns and pathways and the addition of a large terrace of natural stone and balustrading overlooking the lower set of terraces and stream.

The driveway has been widened and a new underground garage with automatic door was finished approximately three years ago (2018). External lighting (on a timer) light the way down the driveway and in front of the garage. There are security lights to the front of the house. The old quarry has a house close to completion, which has its own space and gardens secluded from Abbeyleaf.







#### SERVICES

Mains electricity and water, oil-fired central heating, private drainage.

#### OUTGOINGS

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

#### VIEWING

By appointment with Mansbridge Balment in Yelverton (01822 855055). Please note that there is a 3D virtual tour available for this property – contact Mansbridge Balment for more information.

#### DIRECTIONS

From Yelverton follow the directions across the old airfield towards Crapstone and Milton Combe. Passing the war memorial on the right, bear left where signposted for Milton Combe and Buckland Abbey. Follow this road for approximately one mile and take the left hand turning for the village of Milton Combe. After a short distance the entrance to the property will be found on the left-hand side.





## Milton Combe, Yelverton, PL20

Approximate Area = 2579 sq ft / 239.6 sq m

Outbuilding = 207 sq ft / 19.2 sq m

Total = 2786 sq ft / 258.8 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Mansbridge Balmont. REF: 730341



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**\* PL19, PL20, EX20**

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