



Salisburys



## Clearbrook, Yelverton, PL20

Guide Price £549,000

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- Quintessential country cottage
- Built in the 1800's
- Wealth of character features
- Stone Fireplaces with log burner and open fire
- Flexible living accommodation
- 3 Bedrooms, 2 Ensuites
- Village hall and local pub in hamlet
- Mature Gardens
- Open Fronted Barn
- Dartmoor on the doorstep and National Cycle Routes







If you are looking for a picture postcard quintessential country cottage, Clearbrook Cottage is exactly what you are looking for. Nestled in the picturesque moorland hamlet of Clearbrook this detached property offers versatile living accommodation with 3 bedrooms (one downstairs with an ensuite) and two further bedrooms upstairs with an additional shower room. The cottage offers a wealth of character features with beamed ceilings, an open fireplace in the Dining Room as well as a log burner to the lounge. The beautiful level gardens to the front of the property are stocked with mature shrubs, seating areas to enjoy the views, a rockery adjacent to the brook and a crazy paving path that leads you from the detached barn inside the 5 bar gate. The barn offers ample parking for several vehicles and useful additional storage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

