



**SALISBURYS**

ESTATE AGENTS



**Woodlands, Clearbrook, Yelverton,**

**Devon PL20 6JB**

**£475,000 Freehold**

[www.salisburys.co.uk](http://www.salisburys.co.uk)

1 West Street, Tavistock, Devon  
01822 611122

[sales@salisburys.co.uk](mailto:sales@salisburys.co.uk)

## Woodlands, Clearbrook, Yelverton, Devon, PL20 6JB

A wonderful opportunity to acquire a detached house in the sought after village of Clearbrook. A quirky and individual interior that is welcoming and full of character. The property sits in an elevated position with views across neighbouring countryside and is within a fifteen minute drive of Derriford and the City of Plymouth. The accommodation comprises; Kitchen, utility, cloakroom, study, large sitting room, dining room. Master bedroom with dressing room and ensuite. Two further bedrooms and bathroom. Large garage and pretty gardens.



### KITCHEN

13' 7" x 10' 4" (4.14m x 3.15m)

Steps up from the drive to the solid timber stable door, storm porch and outside light fitting. The door leads into the kitchen. A lovely rustic feel and well fitted with numerous reclaimed solid wooden cupboards and work surfaces. Belfast sink with an extending Grohe shower mixer tap. 'Esse' electric range cooker with two hotplates and three ovens. Space and plumbing for dishwasher and American style fridge/freezer. Cupboard housing electricity consumer unit. Double glazed leaded light window to the rear. Tiled floor. Door to UTILITY, fitted work surface, plumbing and space for washing machine and tumble drier. Shelving and double glazed window to rear.

### HALLWAY

Single radiator. Angled stairs to the first floor and under stairs cupboard with cloaks hanging space and light fitting.

### CLOAKROOM

Double glazed window to the rear. Wash basin with cupboards below. Low level WC. Single radiator and tiled floor.

### STUDY

7' 7" x 7' 2" (2.31m x 2.18m)

Two leaded light double glazed windows to the side. Book shelving and telephone point. Single radiator.

### SITTING ROOM

22' 11" x 12' 9" (6.99m x 3.89m)

A lovely room with double glazed leaded light windows to the front overlooking the garden and views. Double glazed leaded light French doors to the terrace. Feature fireplace housing a Stovax cast iron multi fuel burner. Television point and large double radiator. Large arch to the dining room.

### DINING ROOM

10' 11" x 10' 0" (3.33m x 3.05m)

Leaded light square bay window with window seat to the front and decorative stained glass window to the side. Large single radiator and television point.

### FIRST FLOOR LANDING

The angled stairs with polished wooden bannisters lead up to the landing. Over stairs storage cupboards, hatch providing access to loft. Single radiator.



## MASTER BEDROOM

20' 10" x 13' 7" (6.35m x 4.14m)

A large room with leaded light double glazed windows to the front and side providing lovely views. Television point and large radiator. Door to DRESSING ROOM fitted with a full width range of hanging rails and shelving. Additional storage for shoes with a full width fitted work top and shelving. Double glazed velux window to the rear and door to ENSUITE SHOWER ROOM half tiled and fitted out with a good range of white gloss bathroom furniture comprising cupboards and shelving. Wash basin, low level WC, chrome wall hung heated towel rail. Tiled shower enclosure with a glazed pivot door and a mains 'soaker' shower with a hand held attachment. Velux window to the rear.

## BEDROOM TWO

11' 11" x 11' 2" (3.63m x 3.4m)

Leaded light double glazed window to the front with tree top views. Double radiator.

## BEDROOM THREE

11' 2" x 8' 6" (3.4m x 2.59m)

Leaded light window to the side. Double radiator.

## BATHROOM

Half tiled bright and airy bathroom with a freestanding roll top bath with claw and ball feet. Telephone style bath and shower mixer and circular chrome shower rail above. Wash basin with work top surround and cupboards below. Shaver point. Low level WC, single radiator, linen cupboard housing a double radiator and shelving. Triple casement leaded light window to the front and tiled flooring.

## OUTSIDE

The property is approached via a private lane which leads to double gates into the gravelled driveway, where there is parking for several vehicles. Steps lead up to the side and rear with a brick outhouse and sitting out areas. A small area of lawn with well stocked borders and flowering fruit trees. A path along the back of the house continues around the side where there is a retaining wall and a further area of lawn, timber steps from the paved terrace lead up to this. The terrace may be accessed from the French doors and is a lovely area for enjoying the views and the wildlife. From here steps lead down to a grassed area and onto the driveway. GARAGE 15'9" x 10'1", metal up and over door, sink unit and double radiator. Door to large storage area with power and light and Worcester Heatslave 15/19 oil fired floor standing boiler. NB: We understand from the vendor there is an easement along one boundary for the neighbouring property.

## SERVICES

Mains electricity and water, oil fired central heating.

## COUNCIL TAX BAND

Currently Band 'E'.

## DIRECTIONS

From Tavistock take the A386 Plymouth Road south, passing through Horrabridge and onto Yelverton. Turn right at the roundabout to Plymouth and after approximately two miles turn left, signposted Clearbrook. Go through the village, passing the Skylark public house, over the cattle grid and the driveway will be found on the right as indicated by the For Sale board.

## VIEWINGS

By appointment through Salisburys:  
1 West Street, Tavistock, Devon, PL19 8AD  
sales@salisburys.co.uk  
01822 611122

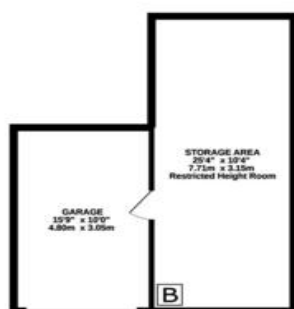


**SALISBURYS**

ESTATE AGENTS



# GARAGE & STORE



# GROUND FLOOR



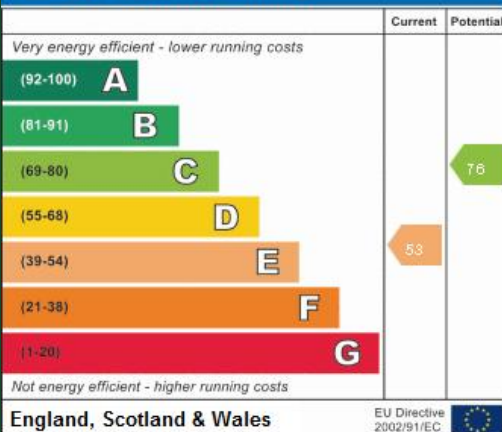
# 1ST FLOOR



WOODLANDS, CLEARBROOK, YELVERTON PL20

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metroplan ©2022

## Energy Efficiency Rating



England, Scotland & Wales

EU Directive  
2002/91/EC



IMPORTANT NOTICE: No appliances in the property have been tested at the time of taking our instruction. These details have been produced in good faith and are believed to be accurate but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars to this property are made without responsibility on the part of Salisburys or the Vendors or Lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact.



**SALISBURYS**

ESTATE AGENTS

