



# Caradon

Golf Links Road, Yelverton, Devon

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



## An attractive four bedroom house with a self-contained annexe and c.1.3 acres, set on the outskirts of an idyllic Dartmoor village

An elegant, double-fronted period family home offering light-filled and spacious accommodation extending to over 4,500 sq ft. Caradon retains plenty of characterful features blended seamlessly with modern fixtures and fittings and stylish décor. The property enjoys a generous plot and is set in a highly sought-after position on the fringes of the desirable village of Yelverton in Dartmoor National Park, with excellent amenities and transport connections close by.



**5 RECEPTION ROOMS**



**5 BEDROOMS**



**5 BATHROOMS**



**GARAGE**



**1.3 ACRES**



**FREEHOLD**



**RURAL/  
EDGE OF  
VILLAGE**



**4,568 SQ FT**



**GUIDE PRICE  
£1,350,000**

### The property

The accommodation flows from a welcoming reception hall with fitted window seating, through to the property's four ground floor reception rooms. They comprise a well-appointed sitting room with original oak panelling and a fireplace fitted with a woodburner and an interconnecting reception room also accessible from the hall which could be used as a dining room or snug. There is also a generous drawing room with a feature fireplace and a double aspect with French doors that open onto the rear terrace. Sliding doors connect the drawing room to a study which also has French doors onto the terrace. A door from the study opens to the kitchen/breakfast room which offers a range of wall and base units, a large central island, complementary worktops, a four-oven Aga, modern integrated appliances and space for a large family dining table. An adjoining fitted utility provides further space for household storage and appliances while there is also a cloakroom. The ground floor accommodation is completed by a double bedroom with fitted storage, an en suite shower room and full-height glazing incorporating French doors to the garden. An elegant staircase rises from the reception hall to first floor accommodation which comprises three well-appointed double bedrooms. The generous principal bedroom benefits from an adjoining fitted dressing room and an en suite

bathroom with bath and separate shower, while the two further bedrooms are serviced by en suite shower rooms. A separate staircase rises from the rear hall to the self-contained annexe, also accessible from the main landing, which provides an open plan living area and kitchen and one bedroom with en suite bathroom with freestanding bath and separate shower. There is also a cloakroom on the ground floor. The annexe offers flexible accommodation and excellent opportunities for multi-generational living or income potential. The annexe could also be incorporated back into the main accommodation to create a large family home.

### Outside

Set against a backdrop of mature trees offering a private oasis and having plenty of kerb appeal, the property is approached over a gravelled driveway providing private parking and giving access to a detached garage. The property benefits from a sizeable plot of approximately 1.3 acres with a well-maintained wraparound garden laid mainly to lawn bordered by well-stocked flower and shrub beds. The garden features numerous peaceful seating areas, a garden pond attracting a variety of wildlife and fauna, an area of light woodland, a detached shed (in need of restoring) and a raised paved terrace providing ideal space for entertaining and al fresco dining.





## Location

Caradon lies adjacent to Roborough Common's open moorland and Yelverton Golf Club, with extensive walking, cycling and riding routes direct from the property. The area is renowned for its spectacular scenery, granite tors, heather clad moorland and wooded valleys with many lifestyle benefits on offer. Yelverton village sits on the fringes of Dartmoor National Park and offers day-to-day amenities including a Post Office, GP and veterinary surgeries, a petrol station, eateries, a pub and a parade of shops with a mini-supermarket, butcher, delicatessen, café and pharmacy, together with golf, cricket, tennis and bowling clubs. The historic market town of Tavistock is six miles away, with its excellent range of shops and leisure facilities, plus superb schools, including the independent Mount Kelly. Plymouth is also within 10 miles, providing a further choice of shopping, supermarkets and leisure facilities, plus mainline rail services. Transportation links are excellent: the A386 (0.4 mile) links to the A390 and major regional centres.

## Distances

- Tavistock 6.6 miles
- Plymouth mainline station 8.8 miles
- Plymouth 9.5 miles
- Okehampton 22.2 miles
- Exeter 40 miles

## Nearby Schools

- Meavy Church of England Primary
- Lady Modiford's Church of England Primary
- Heather Bridge School
- King Edward VI Community College
- Mount Kelly
- Plymouth College







## Floorplans

Main House internal area 4,568 sq ft (424 sq m)  
 Garage internal area 162 sq ft (15 sq m)  
 Shed internal area 433 sq ft (40 sq m)  
 Total internal area 5,163 sq ft (480 sq m)  
 For identification purposes only.

## Directions

PL20 6BN  
 what3words: ///factor.crows.clerics

## General

**Local Authority:** West Devon Borough  
**Services:** Mains electricity, gas and water. Private drainage which we understand is compliant with current regulations.  
**Council Tax:** Band G. Annexe Band A  
**EPC Rating:** D  
**Wayleaves and easements:** This property is sold subject to any wayleaves or easements  
**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

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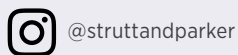
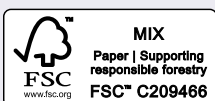
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