



Burrator Road, Dousland, Yelverton, PL20 6LU

Offers In Region Of £865,000



## Burrator Road, Dousland, Yelverton, PL20 6LU

This EXTENSIVELY MODERNISED, beautiful FOUR BEDROOM, early 20th Century detached family home is situated in an EXTREMELY DESIRABLE LOCATION near Dousland and Yelverton which offers a good range of local amenities such as a convenience store, deli, post office, doctors, dentist, coffee shops and a garage. Sitting on the edge of the stunning Dartmoor National Park which offers a huge range of activities for the lovers of the great outdoors and within easy driving distance to Tavistock and Plymouth.

Yennadon Lodge offers beautiful, versatile and spacious living accommodation, sitting within its own southerly facing, generous gardens to the rear and a driveway to the front offering off-road parking for several cars. Extensively modernised and thoughtfully updated by the current owners, this exceptional home blends contemporary finishes with comfortable, functional design.





The ground floor features solid wood flooring and Oak doors throughout, with an impressive array of four reception rooms, including a garden room with solid fuel woodburning stove and French doors onto the decking area, dining room with feature French doors into the rear garden area, perfect for entertaining, a spacious living room, the heart of the home and featuring a stone built fireplace and woodburning stove, and a well-appointed Alto Designs kitchen with Granite floor tiles and worktops. The kitchen is stylishly appointed, featuring a classic Belfast sink and a range of high-quality integrated appliances. These include a Miele steam oven, a separate electric oven, an induction hob with an extractor fan above, a fully integrated Miele dishwasher, and a built-in fridge/freezer—making this a well-equipped space for cooking.

Upstairs, the principal bedroom is designed to offer a spacious double bedroom with extensive built-in wardrobe space, an en-suite shower room, a dressing room with space for storage, and a separate sitting area—ideal for relaxation or use as a private study—creating a quiet space to retreat.

In addition to the master suite, the first floor features three further well proportioned double bedrooms, all bedrooms served by the spacious family bathroom, fitted with white sanitaryware and designed with both style and practicality in mind.

This is a superb opportunity to acquire a home that offers both flexibility and luxury in equal measure—ideal for families, professionals, or those looking for multi-generational living.





**Externally:** Yennadon Lodge is accessed via Burrator Road and benefits from a welcoming entrance and private parking area and garage with WC at the front of the property. To the rear, the home opens out onto a beautifully maintained lawned garden that enjoys views of the surrounding countryside. Bordering the lawn are well-established and mature shrubs that add privacy and charm, while various seating areas enhance the outdoor space. Within the shrubs sits a pretty garden shed, and there is also a spacious gravelled section which has a greenhouse—ideal for gardening enthusiasts. A generous decking area adjoins the rear of the property, offering ample space for outdoor seating and alfresco dining, with steps leading down to the lawn.

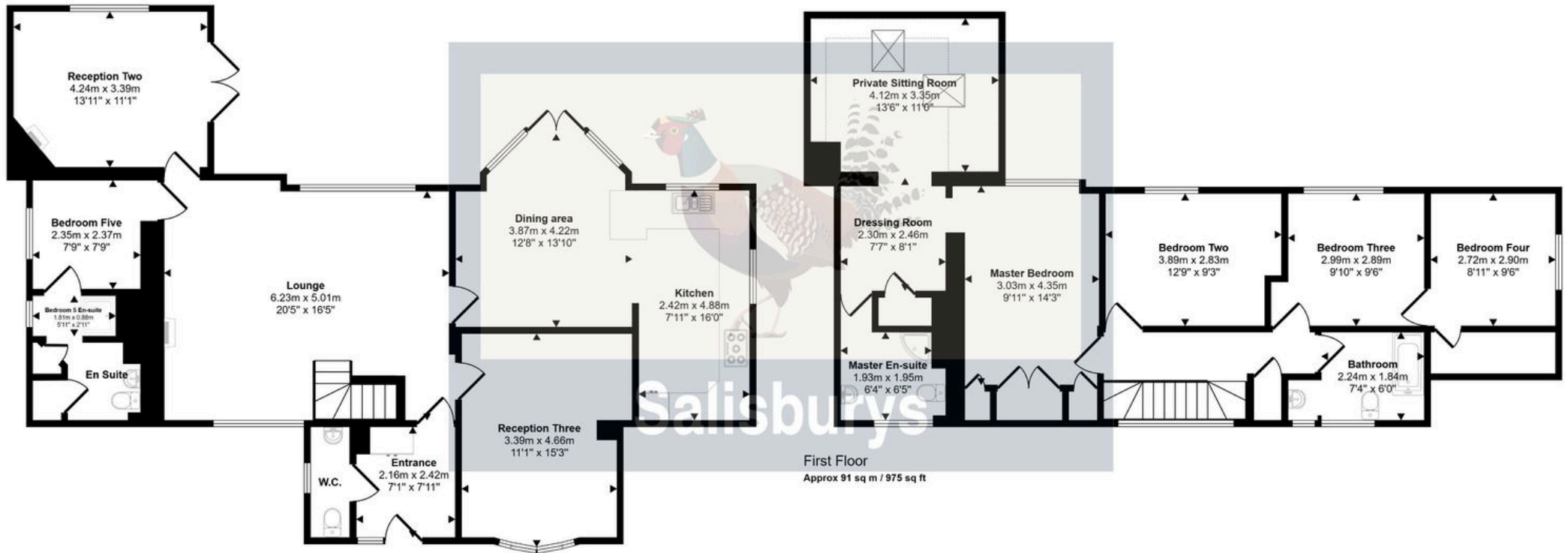
To the side of the lodge stands a characterful Summerhouse, rich in history, believed to have served as a local training facility during World War II—an enduring feature that adds both interest and a unique sense of heritage to the property.

**Services:** Mains Water, Electric, sewerage and oil fired central heating.

**Directions:** From Bedford Square take the A386 towards Yelverton and Plymouth. Continue on the A386 until you reach the large roundabout at Yelverton. Take the first exit the B3212 Dousland Road. After approximately 1.8 miles turn right into Burrator Road. Yennadon Lodge can be found along this road a short distance on the right hand side.



Approx Gross Internal Area  
205 sq m / 2208 sq ft



Ground Floor  
Approx 115 sq m / 1233 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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