



Down Park, Tavistock Road, Yelverton, Devon, PL20 6ED

£450,000



Set on a generous plot, this property enjoys a prime position on the edge of Horrabridge village, offering easy access to both Tavistock, and Plymouth. Horrabridge itself provides a range of local amenities, including a shop/post office, bakery, hairdresser, pubs, and a highly regarded fish and chip shop. Additional facilities can be found just a mile away in Yelverton, where you'll find a doctors' surgery, dentist, supermarket, garage, butcher, and more.

Nestled in an enviable position with breathtaking panoramic views across to Dartmoor National Park, this delightful home combines flexible living spaces with a tranquil setting. Perfectly suited for those seeking a peaceful retreat, the property unfolds over two floors and offers a wonderful sense of light and space throughout.

As you step through the porch and into the welcoming hall, you're immediately drawn to the heart of the home — a spacious kitchen and dining area that opens seamlessly into a charming conservatory. From here, French doors lead you to the garden, framing the spectacular Dartmoor vistas beyond.

The ground floor offers excellent accommodation with four bedrooms, including a generous principal bedroom and a cosy fourth bedroom that could also serve as a home office or study. A family bathroom and a separate utility WC add to the practicality of this layout.

Upstairs, the property surprises with an expansive sitting room, a perfect sanctuary for relaxing or entertaining. Large windows ensure the stunning views across open countryside and towards Dartmoor National Park are never out of sight.

The property's standout feature is its exceptional, mature rear garden. Beautifully landscaped and meticulously maintained, it boasts well-established flower beds, sculpted hedges, and a wealth of shrubbery. Expansive lawns bordered by further hedging provide privacy and a sense of seclusion, while a raised decked terrace creates the perfect space for outdoor entertaining and relaxing amidst the tranquil surroundings.

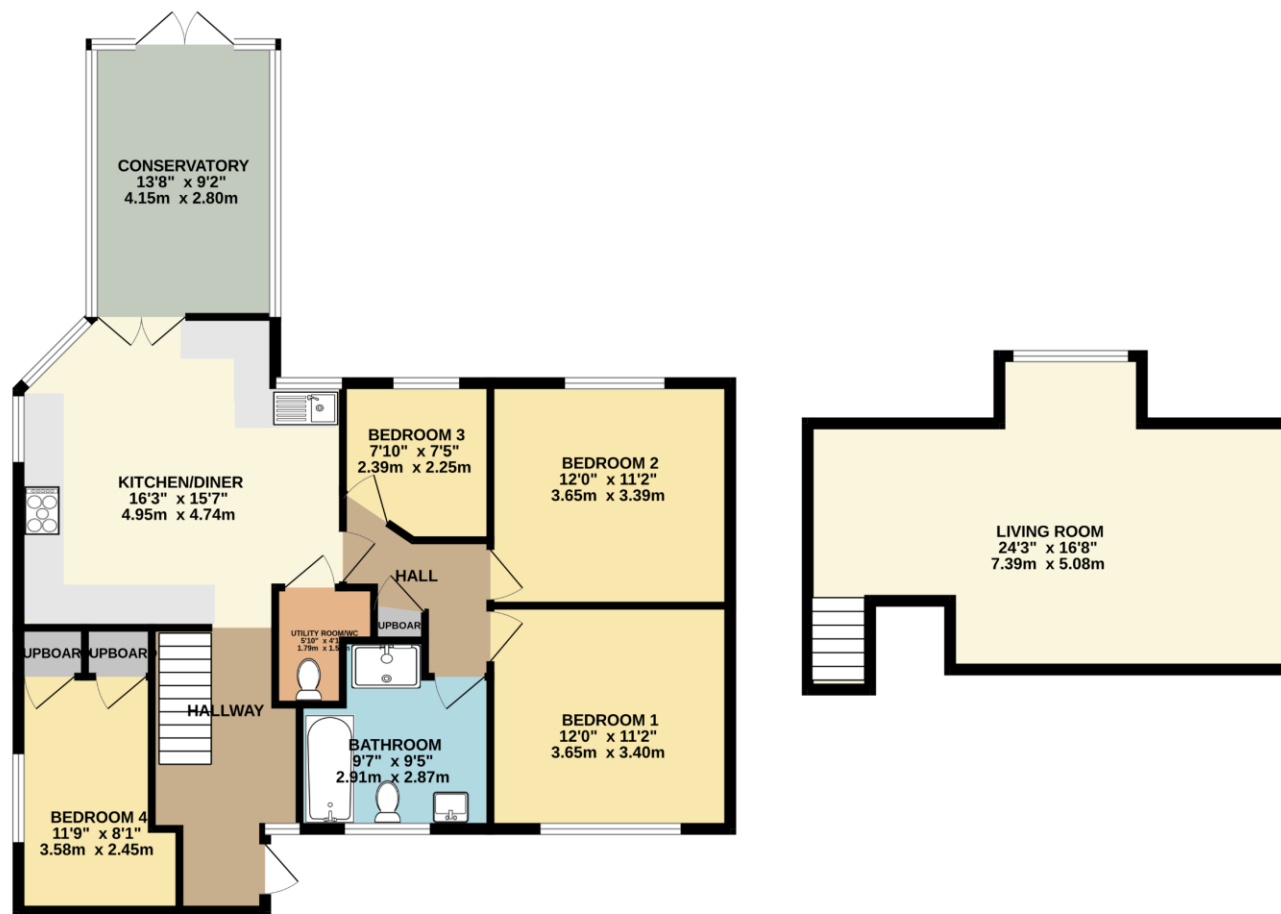
An additional highlight is the double garage, located within the outbuilding, providing ample storage or workshop potential whilst there is private off-road parking for 2 vehicles.

This is a rare opportunity to secure a home in a sought-after location, where each window frames the ever-changing beauty of the surrounding landscape.



To view this property call Lang Town & Country Estate Agents on **01752 256000**.





TOTAL FLOOR AREA : 1317 sq.ft. (122.4 sq.m.) approx.

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.
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