



Monkswell House, Yelverton, Dartmoor, Devon







A beautiful family home situated just off Plaster Down, with views out over the Walkham Valley.

Summary of accommodation

Ground Floor

Entrance hall | Sitting room | Dining room | Kitchen/Breakfast room | Utility room | Boot room

First Floor

Principal bedroom with en suite | Five further bedrooms | Two bathrooms

Outside

Large formal gardens | Separate coach house and studio

In all about 5.38 acres

Distances

Tavistock 4 miles, Plymouth 12 miles, Exeter 41 miles (London Paddington 2 hours)

(All distances and times are approximate)



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Situation

Monkswell House is set just outside the village of Horrabridge in the Walkham Valley and also close to Sampford Spiney, a pretty sprawling village on the edge of Dartmoor. Horrabridge has a post office, a village shop and two inns and is close to Yelverton and the bustling ancient stannery town of Tavistock. Nearby are a full range of local amenities, including private schools such as Mount Kelly.

Dartmoor is renowned for its protected and unspoilt scenery and its granite tors, heather clad moorland and wooded valleys, bisected by rushing streams and rivers. There are many opportunities locally for walking, riding and fishing. From Monkswell House there is access straight onto nearby Plaster Down.

There are golf courses at Tavistock and Yelverton and both the North and South coasts with their facilities for sailing and water sports and beautiful beaches, are within easy reach.





The property

Monkswell House is believed to have been in existence since the 14th century. Its colourful history has seen it change from a Captain's house in the 16th century, to a country estate in 1840. Since then it has evolved into the characterful and spacious family home of today. Monkswell House benefits from the many period features one would expect from a property of this age.

On entering the property one is instantly reminded of its grand history. There are three large formal reception rooms, all with woodburning fires and original parquet flooring throughout. The kitchen is very well suited for modern living, with an oil fired Aga and granite worktops. From the kitchen there is access to the pantry as well as doors to the boot room and out to the kitchen garden.

The main staircase to the property takes you to two double bedrooms as well as a single bedroom and bathroom. In addition, there is the principal en suite bedroom.

There are a further two bedrooms and bathroom which can be accessed from the rear staircase. All the rooms on the South side of the property benefit from fantastic far reaching views over nearby countryside.





Ground Floor
151.6 sq m / 1,631 sq ft



First Floor
126.6 sq m / 1,362 sq ft



Annexe
89.8 sq m / 966 sq ft



Cottage Ground Floor
27.3 sq m / 294 sq ft



Studio
23.1 sq m / 248 sq ft



Cottage First Floor
15.2 sq m / 163 sq ft



Approximate Gross Internal Floor Area
407.5 sq m / 4,386 sq ft excludes outside store

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



The Coach House

A one bedroom cottage with bathroom and open plan living room and modern kitchen.

The Studio

A self-contained cottage with small garden and ample parking.



Outside

There is a very productive kitchen garden as well as a mature orchard. The land amounts to approximately 5.38 acres. In addition, to the side of the property, there is an area of woodland. The gardens and grounds are very well maintained and have a variety of mature shrubs, plants and trees.

Services

Mains water (not metred) and electricity. Private drainage. Oil fired central heating and Aga.

Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

Local authority

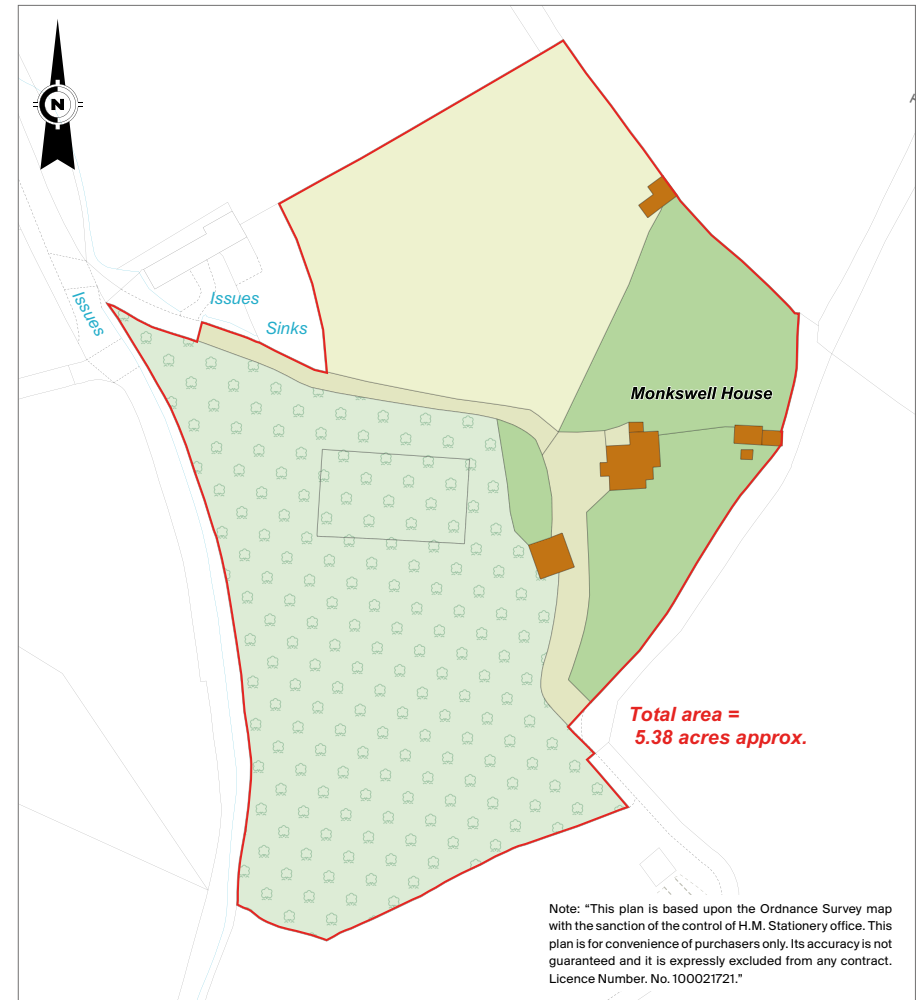
Dartmoor National Park Authority. Parke, Bovey Tracey, Devon, TQ13 9JQ. Tel: 01626 832093.

Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423111

Directions (Postcode for sat nav PL20 7QY)

From Exeter proceed along the A30 in a westerly direction passing Okehampton and after a short distance bear left onto the A386 as signed for Tavistock. Proceed through Tavistock continuing on the A386 to Horrbridge. Turn left and proceed into the village passing over the bridge and bear right passing the village shop and continue into Jordan Lane. Continue along Jordan Lane for 0.6 miles and Monkswell House will be on your left hand side.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2022. Photographs dated February 2022.

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