

# Down Park House, Yelverton, Devon

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A beautifully presented and impressive family home in a **wonderful location** on the edge of Dartmoor.

## Summary of accommodation

### Ground Floor

Entrance hall | Sitting room 1/dining room | Two further reception rooms | Kitchen/breakfast room  
Walk-in larder | Utility | Storage room | Games room | WC | Verandah

### First Floor

Principal bedroom with en suite | Balcony | Three further bedrooms, one with en suite  
Family bathroom | Terrace

### Second Floor

3 bedroom self-contained annex with lounge (Bed 5 on the floorplan) kitchen, bathroom and a laundry room

### Outbuildings

Garage | Large shed

### Distances

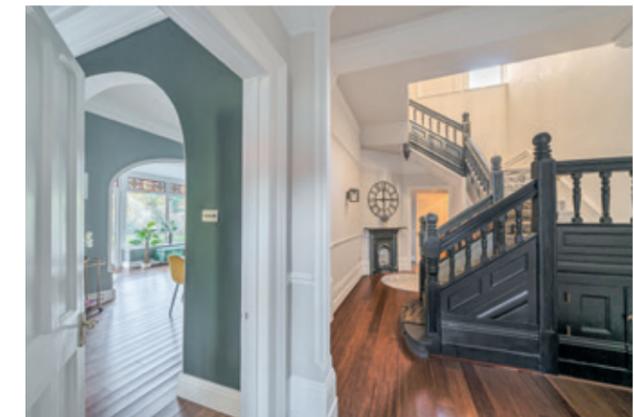
Tavistock 6.4 miles, Plymouth 9 miles, Okehampton 21.2 miles

Exeter 35 miles (London Paddington 2 hours) (All distances and times are approximate)



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## The property

Down Park House is a wonderful family home with great presence, boasting an impressive 19th-century architectural design that once served as the residence for Plymouth's former Mayor, John Pethick. This captivating property has undergone an extensive refurbishment resulting in a superb home featuring 5,500 sq ft of renovated living space.

Nestled adjacent to open moorland, this residence offers a lifestyle of unparalleled elegance and versatility. With up to 8 bedrooms, traditional features like high ceilings, bay windows, and fireplaces blend seamlessly with modern comforts. Discover hidden games rooms and a home bar, making it ideal for entertaining.

Set within extensive, well-maintained gardens, this property boasts a tree-lined drive, and a triple garage. The location, on the fringe of Yelverton, provides convenient access to the Yelverton Golf Club and the attractive Roborough Common through a private gate from the garden.

Yelverton itself is a sought-after village on the edge of Dartmoor National Park, offering a high standard of living with a range of amenities, including shops, schools, and recreational clubs. The thriving town of Tavistock and Plymouth city centre are within easy reach.

No detail has been spared in the renovation of Down Park House, with elegant moldings, picture rails, and stylish fixtures enhancing the property's charm. The accommodation, totalling almost 5,500 sq ft, can function as a substantial 8-bedroom home or a 5-bedroom residence with a self-contained 3-bedroom annexe or letting unit on the second floor.

Upon entering, a grand staircase sets the tone for the exceptional interior, featuring an open-plan drawing room, a sitting room with bay windows, and a library with a secret games room including a wine room and a bespoke oak bar, accessed through a hidden doorway. The smart downstairs cloakroom, a further storage room, superb kitchen with a central island and walk-in larder and utility room complete the accommodation on the ground floor. A luxurious principal suite with marble bathroom and walk-in "his and her" closets and a further en-suite bedroom with victorian fireplace are among the highlights on the first floor.

On the second floor, four potential double bedrooms await, with one featuring





a balcony offering stunning views over the Tamar estuary. This floor, accessible externally, presents an opportunity for a self-contained annexe or a potential income stream.

Externally, the property is accessed through private electric gates, leading to a triple garage and ample parking. The well-maintained garden includes a raised deck with a hot tub, a veranda, outdoor heaters, a paved patio seating area, and an ornamental pond.

This impressive property is equipped with modern conveniences, including a keyless security system and external CCTV cameras. Services such as mains gas, electricity, water, and private drainage are connected.

Down Park House represents an unparalleled blend of historic charm and contemporary luxury, offering an exceptional lifestyle opportunity with no onward chain.

## Services

Mains gas, electricity, water and private drainage.

## 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.

## Viewing

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

## Directions (Postcode PL20 6BN)

From Yelverton take the A386 and turn right onto Crapstone Road then left onto Golf Links Road. Take the first right off Golf Links Road and Down Park House is at the end of the private lane on the right-hand side.

What3Words: ///cookers.extra.ruling

## Property information

Tenure: Freehold

Local Authority: West Devon Borough Council: 01822 813600

Council Tax: Band G

EPC Rating: D

Guide Price: £1,350,000



**Approximate Gross Internal Floor Area**

5462 sq ft / 507.4 sq m

Garage = 745 sq ft / 69.2 sq m

Limited Use Area(s) = 96 sq ft / 9 sq m

Total = 6303 sq ft / 585.5 sq m

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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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 February 2024. Photographs and videos dated 2023.

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