



Te-Whare, Dousland, Nr Tavistock, Dartmoor

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A beautiful home of individual design, **spectacularly set** in private wooded grounds adjoining open moorland and enjoying fine views over Dartmoor.

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### Summary of accommodation

#### Ground Floor

Entrance hall | Study | Sitting room | Sun room | Dining room with wine cupboard | Kitchen/breakfast room | Shower room | Utility

#### First Floor

Principal bedroom with en suite and balcony | Second bedroom with balcony | Two further bedrooms | Family bathroom

#### Outbuildings

Three car garaging | Workshop | Sheds

In all about 1.84 acres

#### Distances

Yelverton 1.6 miles, Tavistock 7.1 miles, Plymouth 11 miles, Exeter 32 miles

(All distances are approximate)



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## Situation

Stepping out of the gates onto the open moor, within easy walking distance is the iconic view of Burrator reservoir encircled by the impressive Sheep's Tor, Down Tor and Leather Tor. Also within walking distance are traditional moorland hostleries: The Royal Oak at Meavy, The Burrator Inn at Dousland and the Walkhampton Inn. Yelverton is one and a half miles away providing a host of facilities including GP surgery, pharmacy, post office and shops together with tennis, bowling and golf clubs.

There are four primary junior schools within the local area and the highly rated independent day/boarding school, Mount Kelly at Tavistock.

The historic stannary town of Tavistock, 7 miles away, is a thriving market town with a weekly cattle market and a daily pannier market as well as a host of family owned shops.

The historic naval port of Plymouth is 11 miles away and offers extensive cultural, recreational and educational facilities. The port has regular cross channel ferry services to Brittany and Northern Spain. There is also a main line train service from Plymouth to London Paddington.

## The property

Te-Whare is a wonderful home set within 1.8 acres of beautiful grounds and mature woodlands. The attractive gated entrance leads to an extensive gravel parking area and garaging for three vehicles. Grand granite steps and double doors lead to the imaginatively designed interior which includes a large open plan split level principal living area with imposing granite fireplace. The high ceiling is enhanced by the exposed timbers dominated by the reclaimed ship's keelson. Steps lead down to the sun room with access to the garden.

The dining room, which could be described as baronial, has exposed granite, timbered apex roof and imposing fireplace with wood burning stove.

The study, with its harlequin tiled floor, mullion windows and soothing views over the grounds, provides an ideal home-working environment aided by good wi-fi.







For catering, the kitchen/breakfast room, again with mullion windows and stunning views, is fully fitted with freezer, dishwasher and Range cooker.

The utility room has ample storage and laundry facilities as well as the newly installed zoned gas boiler and heat store water system.

Both the principal suite and second bedroom are impressive with their double doors opening onto the balcony with far-reaching views over the moors. This, with the two further bedrooms and family bathroom offer flexible accommodation on the first floor.

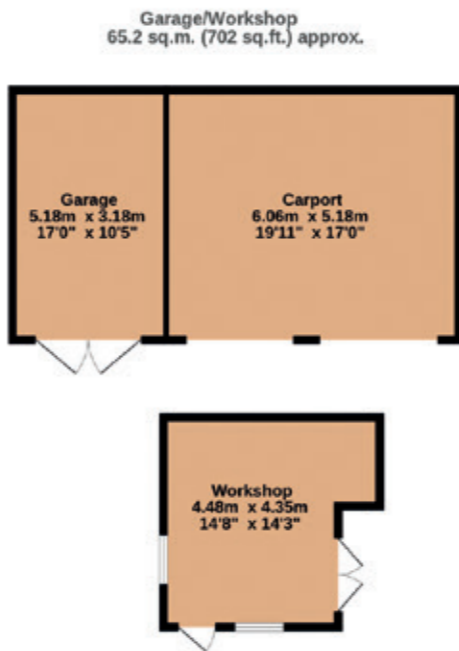
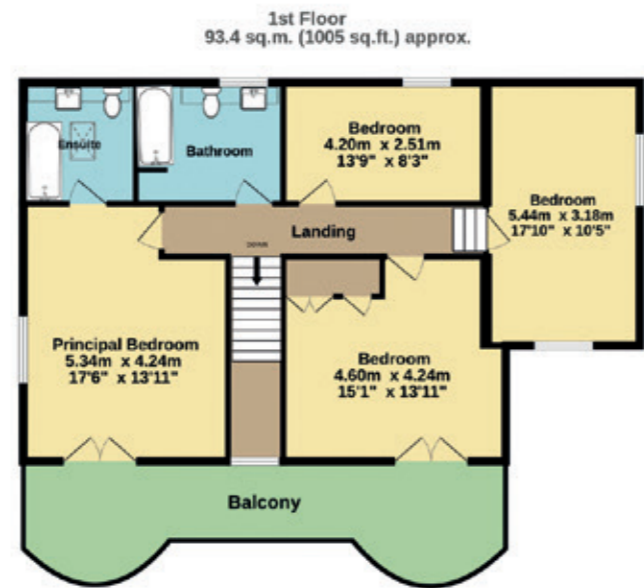
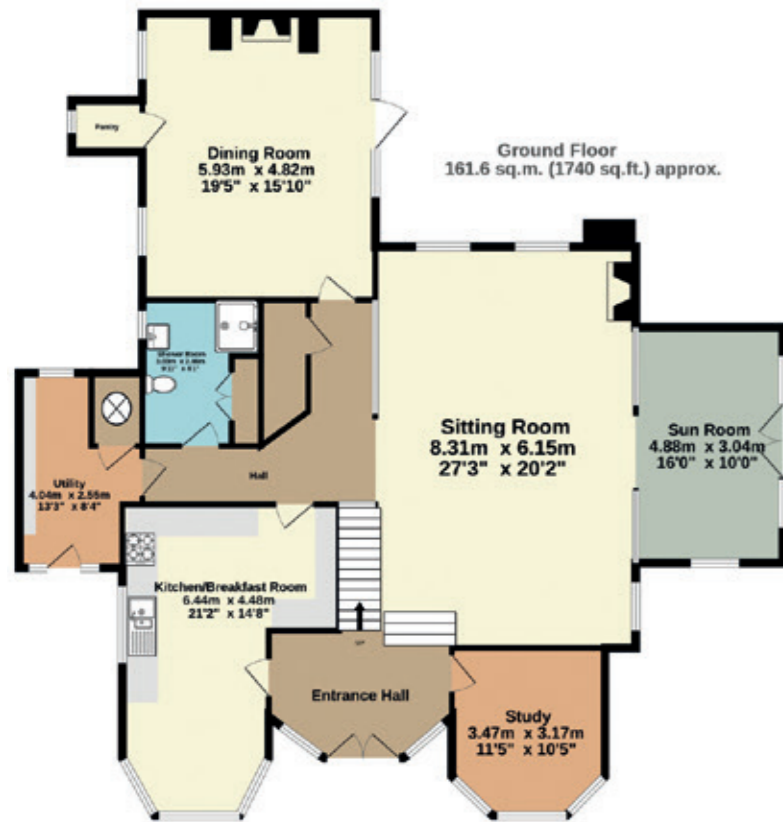




**Approximate Gross Internal Floor Area**

**320.2 sq m (3447 sq ft)**

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/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside





Outside, the maintained grounds with mature trees and shrubs are designed for easy maintenance. As well as the fully powered and insulated workshop there are further sheds for implements and log storage.

## Services

Mains electricity, mains gas, bore hole water and septic tank.

## 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 6PD)

What3words: crouch.salary.greeting

From Yelverton take the B3212 towards Princetown. After passing The Burrator Inn at Dousland proceed for ½ mile to crossroads and turn right Te-Whare is on the right after the cattle grid.

## Property information

Tenure: Freehold

Local Authority: West Devon Borough Council: 01822 813600

Council Tax: Band G

EPC Rating: C

Guide Price: Offers in excess of £995,000



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 August 2024, Photographs and videos dated May 2024.

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