

Yellands Gorse, Chagford, Devon





A wonderful opportunity to create a superb home with **outstanding views and land** on the edge of Chagford.

Summary of accommodation

House

Hall | Sitting room | Kitchen/dining room | Utility | Two bedrooms | Bathroom

Outbuilding

Two stables | Further stable/tack room | Carport

In all about 12.61 acres

Distances

A382 1.5 miles, Okehampton (Waitrose) 13 miles, M5 J31 19 miles, Exeter City Centre/Exeter St. Davids station 18 miles (Paddington 2 hours)

Exeter Airport 29 miles (London City Airport 1 hour)

(All distances and times are approximate)



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Location

Yellands Gorse lies just outside Chagford in a superb rural position with what must be one of the best views on Dartmoor. The town is within easy reach and has an unusually wide range of shops for a town of its size. It is also home to a range of local businesses including a health centre and dental and veterinary surgeries (see www.visitchagford.com).

For wider requirements the larger town of Oakhampton and the cathedral city of Exeter are both within a reasonable driving distance. It is also known for its arts community, celebrated through an annual series of film, literary, music and craft festivals plus other regular cultural events.

The area also has good transport links with direct rail services from Exeter St Davids to both Paddington and Waterloo and Exeter Airport offers a regular, one-hour service to London City Airport.

There is a wide choice of schools in the local area from both the state and independent sectors. Independent schools within about an hour's drive include Exeter Cathedral School, The Maynard School and Exeter School.

The property

Yellands Gorse is set in a truly delightful position, offering stunning panoramic views from both the house and land over the countryside towards the hills of Dartmoor, taking in Haytor and Fernworthy Forest. Accessed down its own private drive and set within its own gardens and paddocks of 12.6 acres.

The property is offered with no ongoing chain consists of a low built home, which is in need of updating and improvement, but with immense potential if required, to extend subject to the necessary planning consents.

Planning consent and drawings have already been obtained and these can be seen in the brochure. More details are available from the agent.

The property is predominantly double glazed with an oil fired AGA to the generous sized kitchen and a cosy wood burner to the sitting room.

There are two bedrooms, a bathroom and utility room.



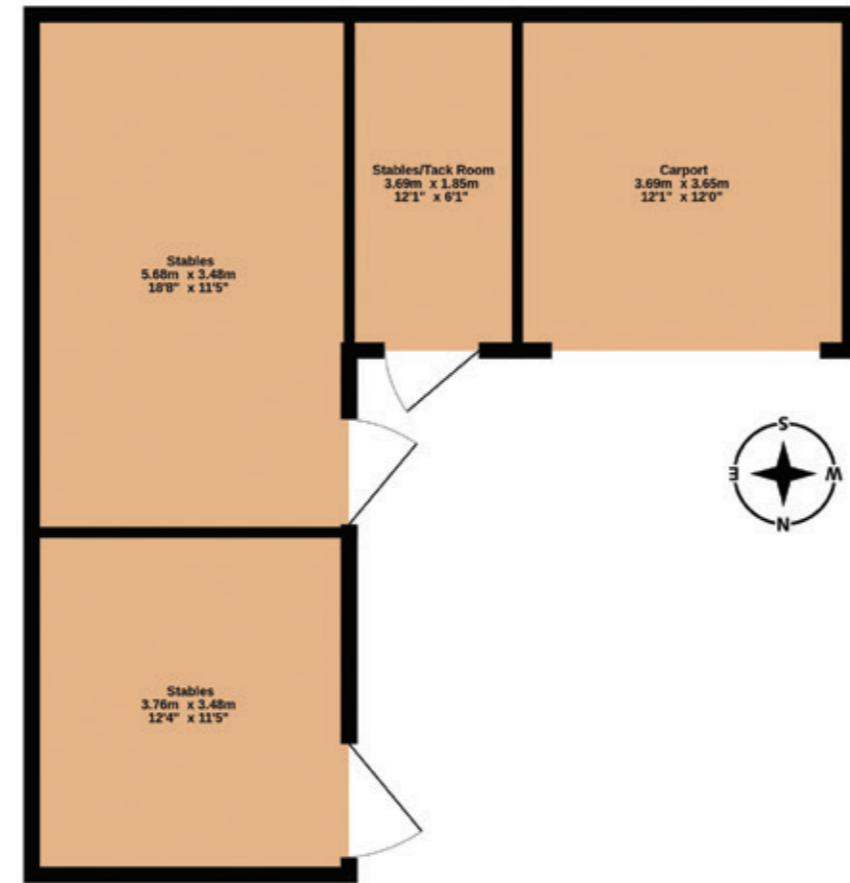
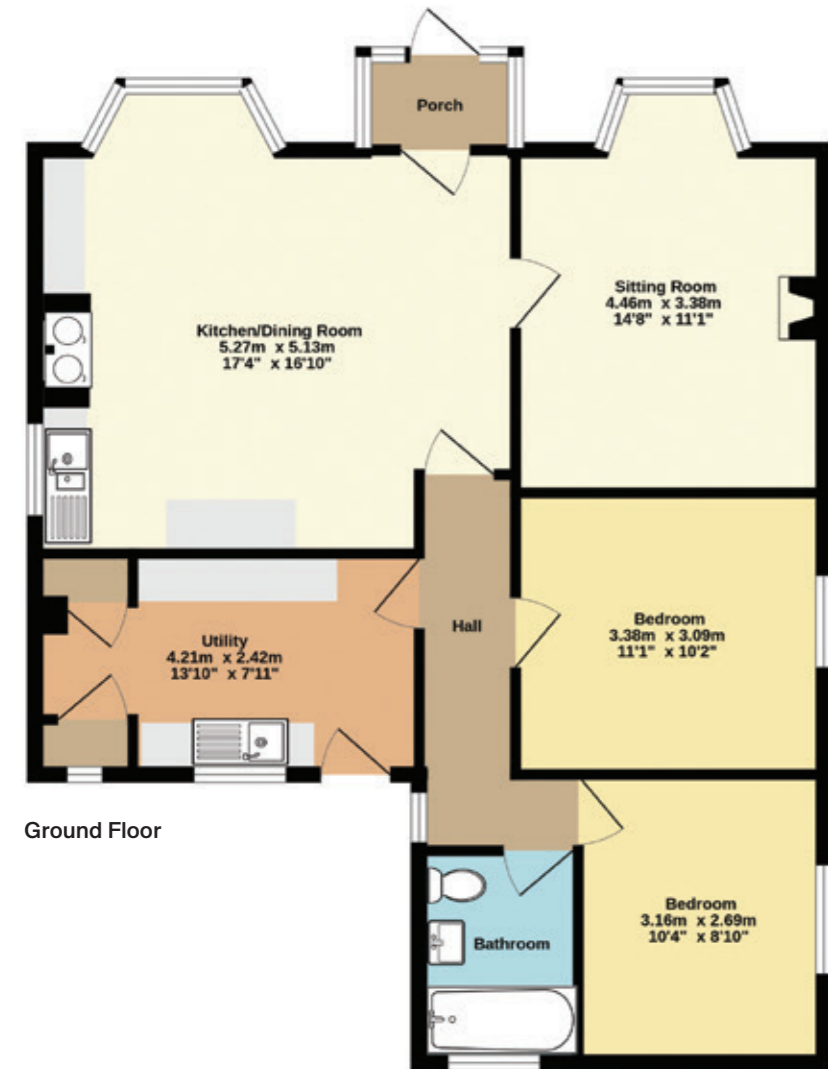
Approximate Gross Internal Floor Area

House: 823 sq ft / 76.5 sq m

Outbuilding: 572 sq ft / 53.1 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/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Garden and grounds

Formal gardens surround the property and there is a useful building, offering stabling, storage and a carport. The land is currently split into five paddocks and would be suitable for grazing, equestrian or leisure interests.

A five bar gate opens to its own private stoned drive which divides the paddocks and gives you the first glimpse of its superb location with uninterrupted views over the farmland to the hills of Dartmoor.

A further five bar gate opens to the gardens and property, at the head of the drive is a parking area for numerous vehicles. Adjacent is a timber stable block/car Port: set on a concrete apron with two loose boxes, tack room/ garden store and carport.

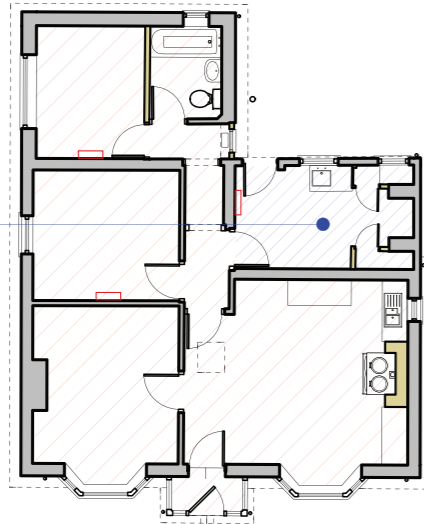
Formal gardens surround the property and consist of lawned areas, interspersed with mature shrubs trees and bushes, again offering glorious views over the valley. A further lawned area sits above the drive.

The land is currently divided into five paddocks with mature hedgerow and water to two of the fields. The top paddock has a five bar gate opening onto the lane and offers a most panoramic view of this most spectacular setting.

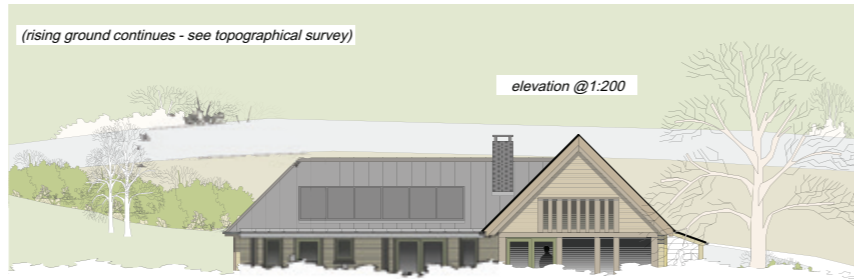


AS EXISTING

Ground Floor
67.8 sq.m



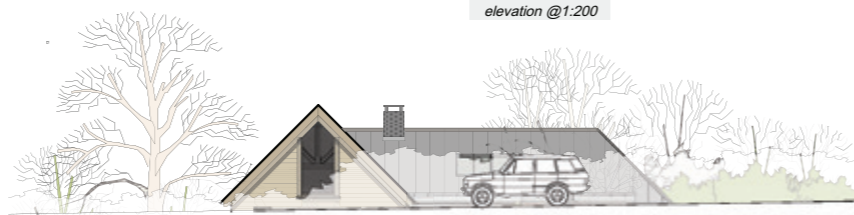
Materials (house) generally:
standing seam zinc roofing & ridges
chimney in dark grey engineering brick
galvanised rainwater goods
patent glazing with dark grey powder-coated aluminium rafter cappings
frameless rooflights (flat)
integrated / flush-fitting solar PV panels - black finish
natural timber posting & untreated timber cladding
external render finish to rear as shown
powder-coated aluminium triple-glazed windows & doors
granite dwarf walling with slate cills



(rising ground continues - see topographical survey)

elevation @1:200

(mature hedgerow at field boundary)



elevation @1:200

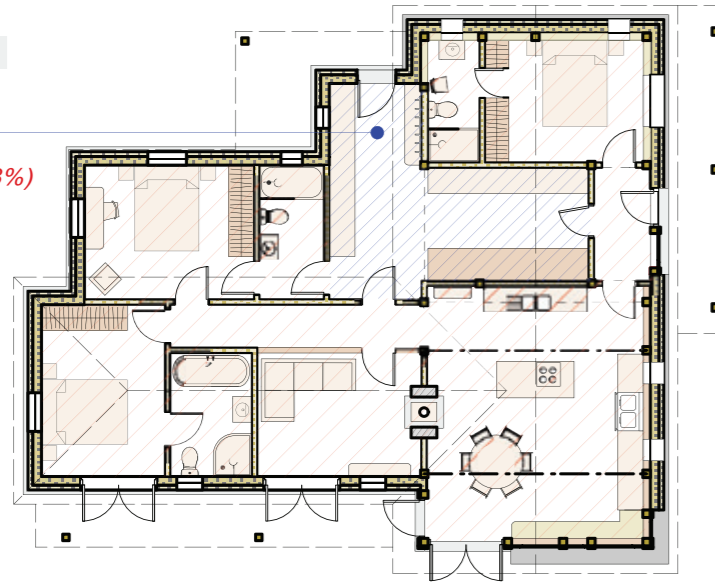
(higher ground / driveway)

Note:
Utility areas are excluded from existing and proposed GIFA calculations in accordance with DNPA Local Plan policy 3.8.6

Gross Internal Floor Area as hatched in red

AS PROPOSED

Ground Floor
103.6 sq.m
+ 35.8 sq.m
(as existing + 52.8%)



SECTION D-D

new steps between lower courtyard and house beyond section line

ground level as existing

reduce ground level

306.000m Datum



SECTION F-F

RL - 312.680m

RL - 311.895m

generally:
EL - 309.345m

FL - 307.040m

GL - 306.890

306.000m Datum

approx line of hedge

raise ground level south of dwelling



Services

Private water. Private drainage. Mains electricity. Electric radiators.

Directions (Postcode: TQ13 8EG)

From Okehampton, leave the town in an easterly direction as if towards Exeter. Join the A30 dual carriageway until reaching Whiddon Down and at this junction take the exit for South Zeal and Sticklepath. After a short distance at the mini roundabout, turning onto the A382 for Chagford and Moretonhampstead. After approximately 3.5 miles upon reaching Easton Cross, turn right signposted Chagford and proceed up into the town. In the town square turn right into Mill Street, head down past the cricket ground, up the hill, past the turning to Fernworthy and take the second left turn up the hill, where the property will be found on the right, the name plaque is on the gate.

Property information

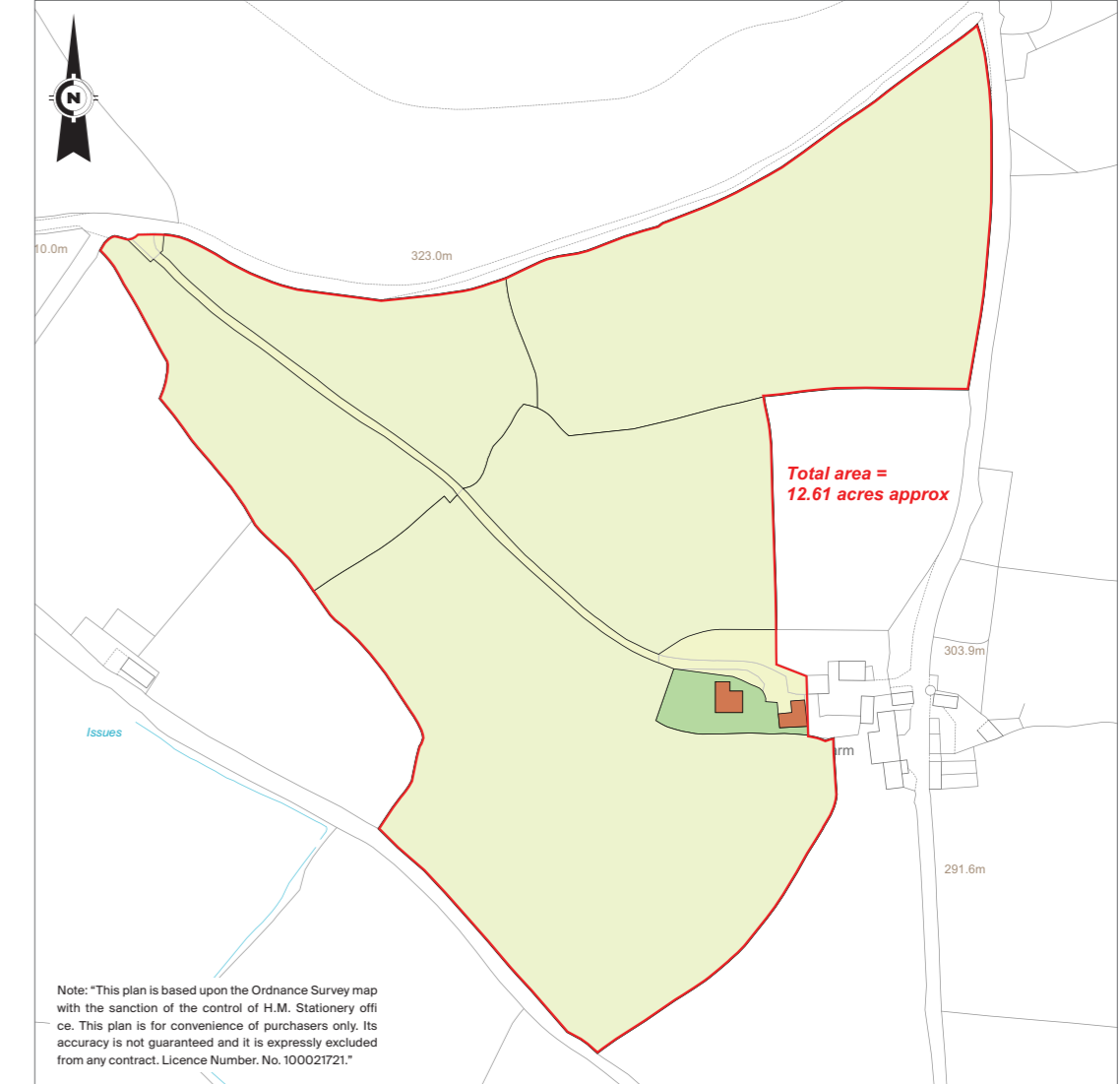
Tenure: Freehold

Local Authority: West Devon Borough Council (www.westdevon.gov.uk).

Council Tax: Band E

EPC Rating: E

Guide Price: £850,000



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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