



Forest Lodge

Yelverton, Devon, PL20 6DF

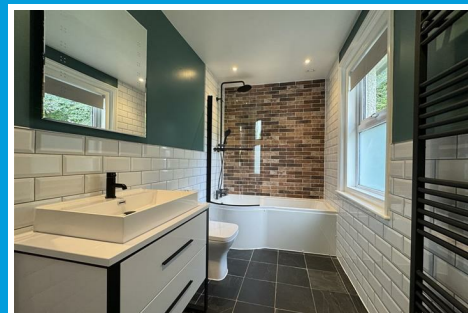
£700,000



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FOREST LODGE, YELVERTON, PL20 6DF

LOCATION

Sitting roughly 10 miles from the naval port of Plymouth is Yelverton, a place of outstanding natural beauty on the edge of open moorland in Dartmoor National Park. This former lodge dating back to 1927 sits roughly 3 miles from the shops & amenities in Yelverton.

ACCOMMODATION

A covered open porch stands to the fore of the property.

ENTRANCE

The front door opens into;

VESTIBULE

5'4" x 3'11" (1.64 x 1.21)

Solid oak flooring. Arch opening into;

HALLWAY

13'11" x 11'4" max (4.25 x 3.46 max)

Solid oak flooring. uPVC double-glazed window to the side. Storage cupboard housing the Grant Vortex oil fired boiler. Doors opening into lounge, kitchen/diner & the utility room.

UTILITY/BOOT ROOM

16'6" x 4'11" (5.04 x 1.51)

Matching base & wall mounted units with space for washing machine & tumble dryer. Solid work tops have insets 'Belfast sink' unit with mixer tap. Tiled floor. Alternative front door to the covered porch. uPVC double-glazed window to front & side.

LOUNGE

15'0" x 14'8" (4.58 x 4.54)

Feature fireplace with a wood mantle, surround, cast iron grate with a slate hearth and shelving on either side. Picture rail. Two uPVC double-glazed window to rear overlooking the garden. Doors into the kitchen/diner & snug. Staircase rising to the first floor landing.

KITCHEN/DINER

35'5" x 13'8" (10.82 x 4.18)

A fabulous light & airy room overlooking the gardens with a pitched roof. The kitchen area is a hexagonal shape with matching base & wall mounted units with fitted Neff oven, dishwasher & space for a fridge freezer. Pull out wicker style baskets. Roll edge laminate work surfaces have inset sink unit with a waste disposal & Neff 5 ring gas hob & extractor over. There is ample space for a large dining table. Doors lead out to the garden & a raised patio seating area.

SNUG

17'0" x 9'10" (5.19 x 3.01)

uPVC double-glazed window to front overlooking the courtyard & Dartmoor National Park. The room opens into;

STUDY

9'11" x 5'3" (3.03 x 1.62)

uPVC double-glazed window & door to the rear.

INNER HALL

12'8" x 5'1" narrowing to 3'1" (3.88 x 1.55 narrowing to 0.96)

Door into the shower room, guest bedroom & out to the rear garden.

GUEST BEDROOM

18'0" narrowing to 10'7" x 14'4" narrowing to 11'1" (5.5 narrowing to 3.23 x 4.38 narrowing to 3.65)

An irregular shaped room with a vaulted ceiling. Dual aspect with uPVC windows to rear & to front. Fitted wardrobes with hanging rail & shelving. Electric heater. Fixed ladder to mezzanine area with limited head height & two velux windows.

SHOWER ROOM

9'5" x 4'3" (2.89 x 1.32)

Modern matching suite of twin shower cubicle, close coupled wc & pedestal wash hand basin. Tiled walls. Tiled floor. Obscured uPVC double-glazed window to front.

FIRST FLOOR LANDING

uPVC double-glazed window to front. Picture rail. Light tunnel. Doors leading off to the bedrooms & bathroom.

BEDROOM ONE

12'10" x 10'5" (3.93 x 3.18)

Dual aspect with uPVC double-glazed windows to rear over looking the garden & side. Picture rail. Fitted wardrobes running along one wall. Door into;

EN-SUITE

12'2" x 5'6" (3.73 x 1.7)

Matching suite of kidney shaped bath with shower over, low level wc & wash hand basin inset into vanity storage cupboards below. Heated towel rail. uPVC double-glazed window to rear.

BEDROOM TWO

13'11" x 9'10" max (4.25 x 3.02 max)

uPVC double-glazed bay window to front. Picture rail.

BEDROOM THREE

11'5" x 10'7" (3.48 x 3.24)

Dual aspect room with uPVC double glazed window to front & side. Picture rail.

SHOWER ROOM

8'0" x 6'7" (2.46 x 2.01)

Modern matching suite of twin shower cubicle, close coupled wc & wash hand basin inset into vanity storage cupboards below. Heated towel rail. Door to airing cupboard housing the hot water cylinder. uPVC double glazed window to side.

OUTSIDE

The property is approached via open Moorland with the double garage to one side of this fabulous lodge. A timber 5 bar gate & pedestrian gate with stone wall opens into the main front garden area with a recently added open porch area. Hidden behind the garage is a fuel store area with oil tank, wood store & outside tap. A path runs alongside the property & opens out to the beautiful garden mainly laid to lawn with curved borders, filled with plentiful supply of matures shrubs, trees & plants. Two large patio areas overlook the garden which is enclosed & provides a lovely space of approximately 1 acre for children & dogs to enjoy. Vehicular right of way through a gate at the furthest extent of the garden is provided. A wooden summerhouse & garden shed occupy spaces nestled away in the gardens. Woodland owned by the Maristow Estate provides an attractive outlook & privacy on one side of the garden & a conifer hedge on the other side where there is a septic tank & soak away.

DETACHED DOUBLE GARAGE

16'11" x 16'11" (5.18 x 5.18)

Electric up & over door. Light and power available. uPVC courtesy door to the side.

COUNCIL TAX

West Devon Council
Council Tax Band: G

AGENT'S NOTES

SEPTIC TANK & SOAKAWAY



Road Map



Hybrid Map



Terrain Map



Floor Plan

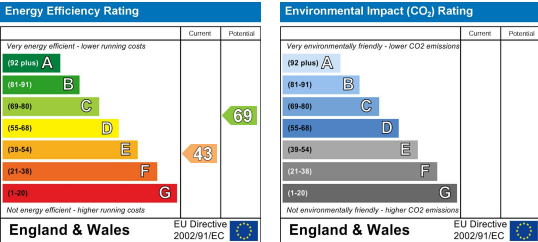


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Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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