



Meadys

# Meadys Plymouth Hill

Princetown, Yelverton, Devon, PL20 6QL

Open Moorland 100 Yards • Tavistock 7.5 miles • Plymouth 15.5 miles • Exeter (via B3212) 28 miles •

Constructed in 2018, Meadys is a fantastic family home located in Princetown on Dartmoor comprising of four bedrooms, three bathrooms and a large driveway including double garage.

- Detached Family Home
- Just Over 1,800 Sq Ft
- Ground Floor Underfloor Heating
- Short Walk to Open Moorland
- Freehold
- Constructed in 2018
- 4 Bedrooms, 3 Bathrooms
- Large Driveway & Double Garage
- No Onward Chain
- Council Tax Band: E

## Guide Price £425,000

### SITUATION

This family home is situated in a prime position within the beautifully scenic Dartmoor village of Princetown, being approximately 150m from open moorland yet with all day-to-day amenities close at hand, including shops, cafés and two popular public houses. Famed for its links to the Duchy of Cornwall, the late 17th-century village of Princetown offers an outdoors oriented lifestyle that few other nearby locations could claim to match and is perfectly positioned for exploring Dartmoor and all that it has to offer. The thriving market town of Tavistock is a short drive away to the west, offering extensive amenities and options for schooling, whilst Yelverton is 6 miles to the southwest, Plymouth city centre is 10 miles further along, and Exeter is 27 miles away to the northeast, providing transport connections to the rest of the UK via the M5 motorway, mainline train links and its International Airport.



## DESCRIPTION

Constructed in 2018, Meadys is an impressive four bedroomed detached residence that combines contemporary design with well-proportioned accommodation, situated in the sought-after location of Princetown. The property is finished to a high standard and benefits from underfloor heating on the ground floor, ensuring comfort and efficiency in every room. The ground floor living spaces are thoughtfully arranged to provide both versatility and flow, ideally suited to modern family life and entertaining. At first floor level there are four generously sized bedrooms offer flexibility for family living, guest accommodation, or home working, with the principal bedroom creating a private and restful retreat.

## ACCOMMODATION

Constructed in 2018, Meadys is a superb four-bedroom detached residence, thoughtfully designed to offer spacious and versatile accommodation, finished with modern comforts including underfloor heating on the ground floor. Upon entering via the UPVC front door, you are welcomed into a generously sized porch which leads into the central entrance hallway. To the left, a spacious sitting/dining room is presented, featuring UPVC sash windows and a granite-topped woodburner as its focal point. Beyond, a dining area provides ample entertaining space with French doors opening directly onto the rear garden. To the right of the hallway, a well-proportioned kitchen is fitted with a Rayburn and flows naturally into the dining area, forming a sociable layout ideal for modern living. Off the kitchen, a utility room provides practical workspace and external access, with an adjoining shower room completing the ground floor accommodation. The staircase rises along the hallway wall to a bright landing, giving access to the first-floor rooms. To the right is the largest bedroom, offering excellent proportions. Further along are bedroom four and the family bathroom, followed by bedroom three. The principal bedroom is positioned to the rear and boasts a generously sized en-suite and an exceptional walk-in wardrobe.

## OUTSIDE

Externally, Meadys is approached via a substantial driveway with ample parking, in addition to a double garage offering secure storage and vehicle space. French doors to the rear create seamless indoor-outdoor living, ideal for enjoying the property's private outdoor setting.

## SERVICES

Mains water, electricity, gas and drainage are connected with gas-fired underfloor heating on the ground level. Superfast broadband is available and mobile/data services are likely to be available through all four major providers (source: Ofcom's online service checker).

## AGENTS NOTES

1. We understand Meadys is constructed of Nudura Block (ICF).
2. Meadys has been signed off by building control, but does not come with a warranty.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>85</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         | <b>71</b>               |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Bedford Square, Tavistock,  
Devon, PL19 0AH

tavistock@stags.co.uk

01822 612458

