



Glenard











# Glenard Midella Road

Yelverton, Devon, PL20 6AU

Yelverton Parade 500 yards • Roborough Down 0.5 miles • Open Moorland 2.2 miles • Tavistock 6 miles • Derriford Hospital 6.5 miles • Plymouth City Centre 10 miles

A substantial, handsome and very well-proportioned 1930's residence of over 2,350sq.ft., in a well-maintained, 1/3rd-acre plot, situated within one of Yelverton's most sought-after locations and offered with no onward chain.

- Four Double Bedroomed 1930's House
- Bright, Well-proportioned Rooms
- Southeast-facing Plot of 0.33 Acres in All
- Highly Desirable Location, Close to Amenities
- Freehold
- Three Receptions and Sizeable Sun Lounge
- Well-maintained Front and Rear Gardens
- Double Garage and Gated Tarmac Drive
- No Onward Chain
- Council Tax Band: G

Guide Price £800,000

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## SITUATION

This superbly located home is situated in one of Yelverton's most desirable roads, enjoying superb peace and privacy, and some attractive moorland views from the rear-facing, first-floor rooms. Yelverton's parade of shops is just 500 yards away on foot, with the bus stop and local amenities also within easy reach. Roborough Common is within half a mile, Tavistock is 6.2 miles to the north, the centre of Plymouth is 10 miles to the south, and Derriford Hospital is within commutable distance, 6.5 miles away.

Yelverton itself is an extremely popular and sought-after village on the fringe of Dartmoor National Park, offering a very high standard of living with a wonderful sense of community. The village provides an excellent range of day-to-day amenities, with its parade of shops featuring a mini-supermarket, local butchers, delicatessen, cafe and pharmacy, whilst the village also has a GP Surgery, Texaco fuel station, Post Office and Veterinary Surgery, as well as a selection of eateries and a popular Free House, The Rock Inn. Excellent primary schools are available in the surrounding villages, and both state and private education are available in Tavistock and Plymouth, with excellent bus services connecting the two. For the sports enthusiast, there are golf, cricket, tennis and bowling clubs.

## DESCRIPTION

This distinguished and impressive residence was designed in 1934 and constructed shortly thereafter by well-regarded local builders Margrett and Gloyne, and is now being offered to the market with no onward chain for the first time in over 35 years. Of robust construction, the house can be characterised as having large, bright rooms which have retained a good degree of their original character, and which are now in need of some general modernisation. The property could also offer the opportunity to remodel or extend, either upwards or outwards, subject to any necessary consents or approvals. Occupying a part-walled plot of approximately 0.33 acres, the house is nicely set back from the road and benefits from some very well-maintained and well-proportioned gardens, suitable for large and active families and keen horticulturists. In addition, there is an attached double garage and a gated driveway providing off-road parking. This is a captivating opportunity to acquire an individual home with considerable scope, in a highly sought-after area.







## ACCOMMODATION

The house is entered via a canopied porch leading into a spacious central hallway. To one side is a large dual-aspect sitting room centred on a stone and timber fireplace with a gas fire, opening into a generous triple-aspect sun lounge with two sets of doors to the rear garden. Opposite, the kitchen offers a good range of cabinets with roll-edge worktops, a 1.5-bowl sink, space for a gas cooker and an under-counter fridge. A separate utility room provides laundry appliance space and side access to the garden. Adjacent is a dual-aspect dining room overlooking the garden, complete with a serving hatch, while the ground floor also includes a study and cloakroom.

Upstairs, a galleried landing leads to four double bedrooms and a fully tiled family bathroom with P-shaped bath, Mira electric shower, large vanity unit and concealed-cistern WC. The principal bedroom enjoys a dual aspect, triple fitted wardrobes and an en-suite washroom; the second bedroom also features fitted wardrobes and a vanity unit. The remaining bedrooms overlook the rear garden. There is access to a substantial vaulted loft with power, lighting, partial boarding, insulation and a felted roof, offering potential for conversion, subject to any necessary consents.

## OUTSIDE

The property is approached via a gated tarmac driveway providing ample parking and turning space, flanked by well-kept lawns and mature, colourful borders. The rear garden, accessible from both sides of the house, is mainly laid to lawn with an area featuring three apple trees and additional planting. A generous paved terrace runs either side of the sun lounge, complemented by outbuildings including a 6ft x 4ft greenhouse, timber summerhouse, shed, and tool store/workshop. Completing the outside space is an attached double garage with power, lighting, twin doors, and overhead storage.

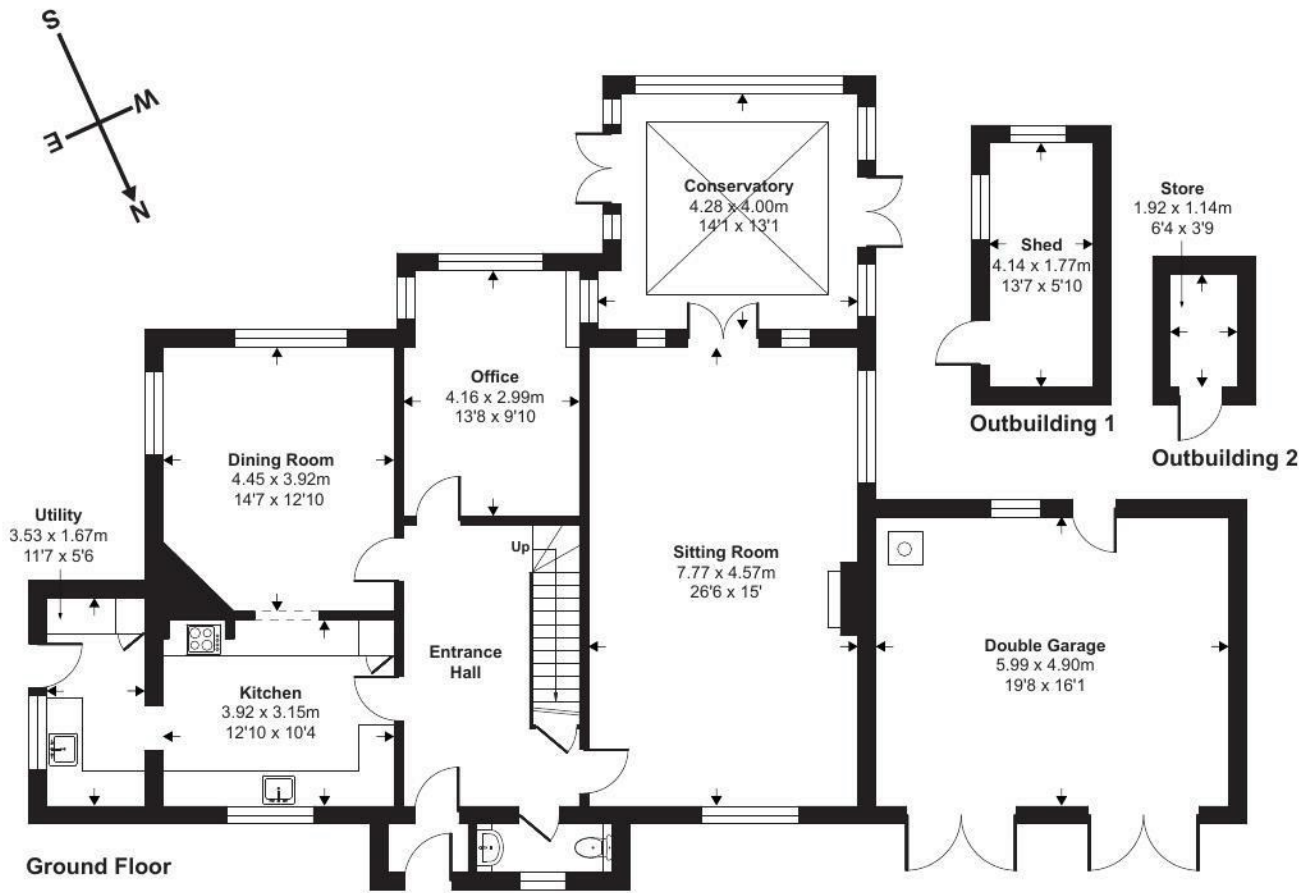
## SERVICES

Mains water, drainage, gas and electricity. Gas central heating throughout. Ultrafast broadband is available. Variable mobile voice and data services are available with all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

## VIEWING AND DIRECTIONS

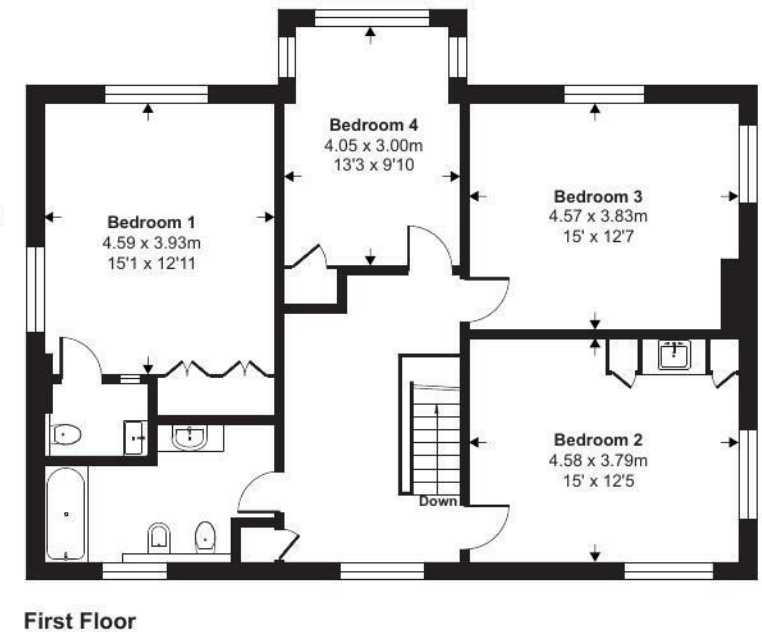
Viewings are strictly by appointment with the vendor's sole agents, Stags. The What3words.com reference is [///tubes.regal.public](https://www.what3words.com/?q=///tubes.regal.public). For detailed directions, please contact the office.





Approximate Area = 2362 sq ft / 219.4 sq m  
 Double Garage = 316 sq ft / 29.3 sq m  
 Outbuildings = 103 sq ft / 9.5 sq m  
 Total = 2781 sq ft / 258.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Stags. REF: 1395986



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

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