



Sunbeam House



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Clearbrook, Devon, PL20 6JD

Open Moorland Adjacent • Yelverton 2.5 miles • Tavistock 9 miles • Plymouth 8 miles (Derriford Hospital 5 miles)

A beautifully finished and extremely comfortable home in a spectacular edge-of-moorland position, complete with mature, stream-bordered gardens, double garage and stable block, 0.36 acres in all.

- Extended, Detached 1930's Home
- 3 Receptions, 3 Bath/Shower Rooms
- Wonderful Streamside Gardens
- Double Garage, Gated Drive
- Freehold
- Elegant 5-Bedroom Accommodation
- Beautiful Kitchen, Separate Utility
- Thatched Summer House and Stable
- Open Moorland Directly Adjacent
- Council Tax Band: E

Guide Price £775,000

## SITUATION

This beautiful house is located in a truly enviable setting, within the village of Clearbrook, with open moorland directly on the doorstep providing incredible opportunities for active families and those with an outdoors-oriented lifestyle. The property is within extremely easy reach of Plymouth city and commutable distance of Derriford Hospital, whilst also being within proximity of Yelverton and Tavistock.

Yelverton is a popular village on the fringe of Dartmoor National Park, offering a high standard of living and a wonderful sense of community. There is an excellent range of day-to-day amenities and a parade of shops featuring a butcher, delicatessen, cafes and pharmacy. There is also a GP surgery, a dentist, Texaco fuel station, hairdressers and the Rock Inn, as well as excellent primary schools in the surrounding villages, and both state and private education is available in Tavistock and Plymouth, with excellent bus services connecting the two. For sports enthusiasts, there are golf, cricket, tennis and bowling clubs.

## DESCRIPTION

This wonderful, extended family home was built, we understand, around 1930 and has been beautifully well-maintained by our client during their near 30-year ownership.



Elegant and well-proportioned, the accommodation is comprised of five bedrooms, three receptions and three bathrooms in all, with each room full of character and benefiting from excellent natural light. Externally, the house is complemented by attractive, mature stream-bordered gardens, extensive parking, a detached double garage and a stable block providing useful outbuilding space, which may offer potential for other uses (STP). With open moorland directly on the doorstep, this is a house to suit those with an affinity for wildlife and lovers of the outdoors, whilst still being within easy reach of local facilities and amenities.

### ACCOMMODATION

Throughout the house, there are many original details of the property's period including decorative coving and ceiling roses, bay windows, fireplaces, moulded corbels, dado rails, panelled doors with brass plating, high skirting and decorative architraves. The ground floor accommodation briefly comprises: a tiled vestibule; an entrance hallway; a beautiful, dual-aspect sitting room centered around a marble fireplace with an inset log burner; a separate bay-fronted dining room; a dedicated study; a wonderful fitted kitchen/breakfast room; a separate utility room, and; a well-appointed wet room. The kitchen is equipped with a superb range of cupboards and cabinets with both granite and rolltop worksurfaces, plus a large central island. Integrated appliances include a NEFF 4-ring electric hob, oven and dishwasher, plus a Whirlpool microwave and a Caple dual wine cabinet. Additionally, there is an electric Aga with dual hotplates and a double oven. Off the galleried landing are five bedrooms, of which four are doubles, plus a standalone family bathroom. The sizeable master suite is complete with a range of fitted furniture and a generously sized en-suite featuring both a bath and shower.

### OUTSIDE

A large, gated front drive provides extensive parking and leads to the double garage which has remote-controlled access, an overhead storeroom and two further attached stores. The colourful rear garden is arranged as a central lawn with well-stocked borders and a pretty stream along the far boundary. Within the gardens are a thatched bamboo summer house with power and heating, a greenhouse and a detached stable block comprising three generous loose boxes plus a tack room/hay store all with power, lighting and water connected. Solidly constructed of blockwork on a concrete base, it may offer the potential for conversion, subject to any necessary consents or approvals. Alternatively, it could make a nice home-office or home-gym.

### SERVICES

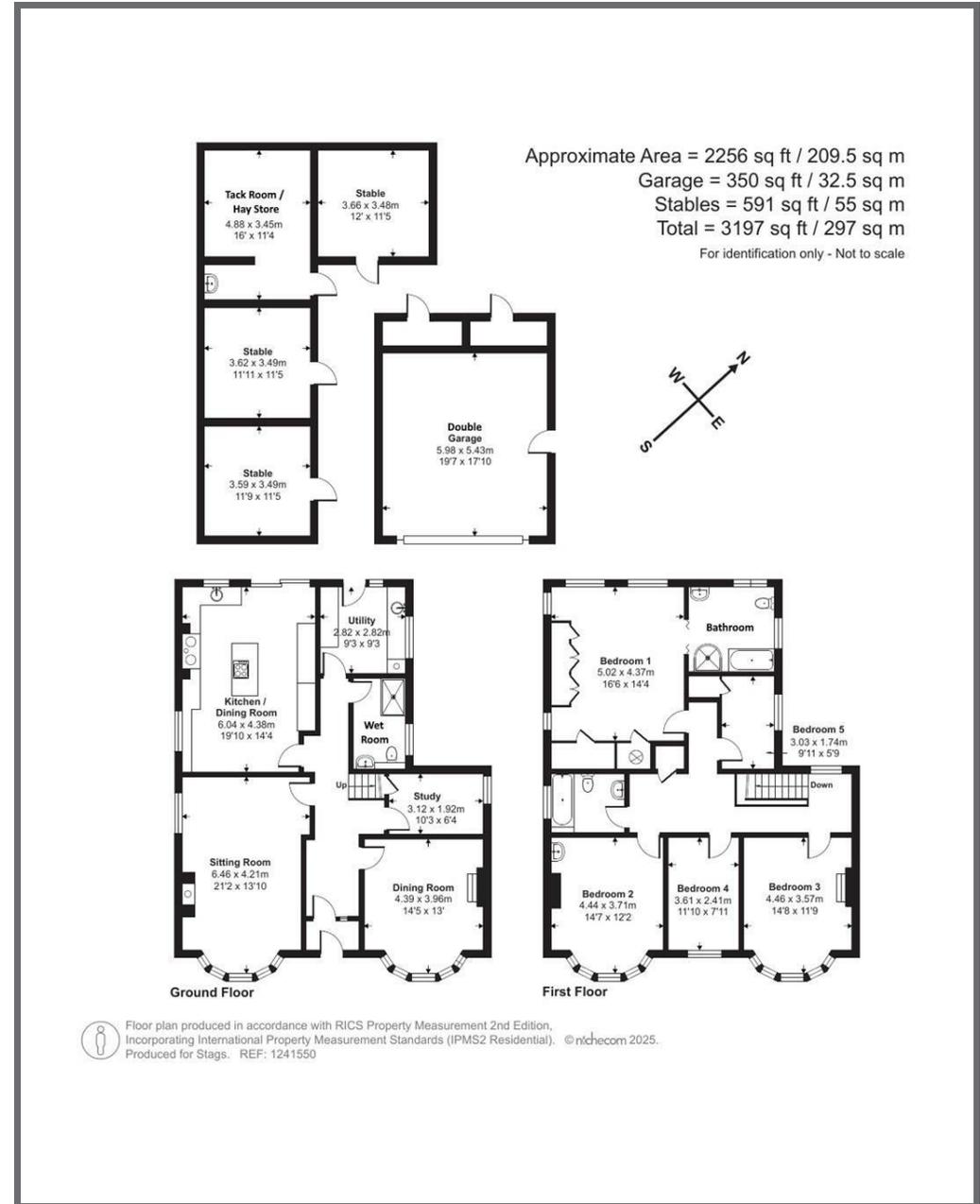
Mains water, drainage and electricity are connected. Oil-fired central heating throughout. Standard broadband is available (our client uses Airband for around 30Mbps). Limited mobile voice/data services are available through O2 (Source: Ofcom's online service checker.) Please note that the agents have neither inspected nor tested these services.

### VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendor's sole agent, Stags. the What3words reference is [///reduction.perefect.wonderfully](https://www.what3words.com/reduction.perefect.wonderfully). For detailed directions please contact the office.



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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		51	74
England & Wales		EU Directive 2002/91/EC	

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