

# WOODS

# PALMER RADCLYFFE

**WELL APPOINTED AND EXTREMELY SPACIOUS DETACHED FAMILY HOUSE IN A MOST ACCESSIBLE RURAL LOCATION, CLOSE TO A FAVOURED VILLAGE.**



**2 Yelland**

**Rattery**

**South Brent**

**Devon**

**TQ10 9LH**

**Offers in the Region Of  
£574,950**

**Ref: DRO1590**

**\* Detached Country House \* 5 Bedrooms \* Spacious And Modern \* Accessible Rural Location \*  
\* Beautiful Private Gardens \* Double Garage/Workshop \***



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**DESCRIPTION**

2 Yelland is a delightful modern country house offering bright and generously proportioned five-bedroomed accommodation that has been beautifully maintained and benefits from LPG gas central heating, productive solar panel heating and good quality double glazing. Outside, there are sunny seating areas, and separate lawns all forming remarkably private garden, enclosed by mature hedging. The property also benefits from a substantial double garage/workshop. To conclude; 2 Yelland is a perfect family home of genuine quality in a peaceful yet extremely accessible rural location.

**SITUATION**

2 Yelland occupies a very pleasant elevated position in a tiny country hamlet about 0.5 miles from the popular village of Rattery. This pretty South Hams village has an historic parish church, noted local inn (The Church House Inn) and offers a range of active clubs and societies. The surrounding countryside is delightfully unspoilt with excellent opportunities for outdoor pursuits. Dartington, the renowned Centre for Performing Arts and Progressive Education is about 3.5 miles and the property is within short motoring distance of the Dartmoor National Park and the beautiful South Devon coast. Totnes, the celebrated and historic South Hams town is about 6 miles and provides an interesting range of shops, restaurants, cafes, galleries, a main-line station and good educational provision (secondary schooling is also available at Ashburton). A particular feature of 2 Yelland is convenience and accessibility. Totnes has a mainline station to London Paddington and to the north, the A38 dual carriageway (about 2.5 miles) gives fast links to Plymouth, Exeter and beyond.

**ACCOMMODATION**

uPVC oak effect front door to:

**ENTRANCE LOBBY/UTILITY**

With side aspect window. Plumbing for washing machine and appliance space. Electric meters. Half glazed inner door to:

**KITCHEN/BREAKFAST ROOM**

Fitted with a very extensive range of oak wall and base units. Inset tiled worksurfaces and tiled splashbacks. Inset sink with mixer taps, plumbing for dishwasher. Integrated stainless steel electric oven and gas 4 ring hob. Central island unit with air filter extractor unit and breakfast bar. Telephone and TV aerial point. Airing cupboard with hot water cylinder and immersion heater. Wall mounted LPG gas boiler for central heating and hot water. China cabinet. Stairs to first floor and understairs cupboard. Radiator. Oak finished door to:

**INNER HALL**

With open archway into:

**STUDY**

Front aspect window. Radiator. Glazed double doors to:

**SITTING ROOM/DINING ROOM**

Double aspect room. Feature fireplace with slate hearth. Oak mantel and fitted log burning stove. T.V. aerial point. Telephone point. 2 radiators. uPVC sliding doors to:

**CONSERVATORY**

Surround windows overlooking garden, slate mantel and shelves, and glazed door to outside. Doors from Inner Hall (previously mentioned) to:

**BEDROOM 1**

Rear aspect room overlooking garden. Deep storage cupboard. Pine display shelf. T.V. aerial point and radiator.

**FAMILY BATHROOM/SHOWER ROOM**

Front aspect window. Fully tiled with light granite effect suite, comprising panelled bath with mixer taps and tiled surround, pedestal wash basin with arched mirror above and W.C. Towel rail. Recessed shower cubicle with shower unit. Built-in pine cupboard and drawer unit. Radiator. Stairs from Kitchen/Breakfast Room (previously mentioned) with oak balustrade (handmade) to:

**FIRST FLOOR LANDING**

Part sloping ceiling with dormer/gable openings. Inset lighting. Built-in hanging cupboard and pine doors to:

**MASTER BEDROOM**

Front aspect window with views to Dartmoor. Extensive built-in wardrobes and shelves. Linen cupboards. Two attractive pine case roof beams. Radiator.

**BEDROOM 2**

Rear aspect room overlooking garden. Built-in wardrobe and shelf unit. Further display shelves. Two pine cased roof beams and radiator.

**BEDROOM 3**

Double aspect room with views to Dartmoor. Sloping ceilings. Extensive under eaves cupboard and storage space. Radiator.

**BEDROOM 5**

Velux window. Restricted headroom. Ideal for young child or playroom. Exposed roof beams, under eaves cupboards.

**CLOAKROOM**

Front aspect window. Wash basin with tiled surround and fitted mirror. W.C. and radiator.

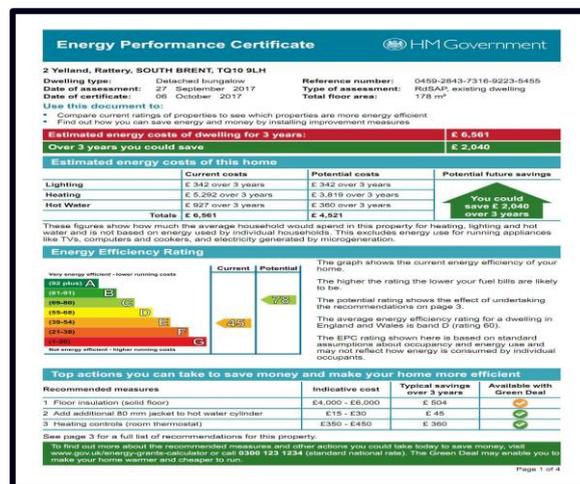
**OUTSIDE**

The property is approached through wide wooden gates leading onto a gravelled parking area with access to the double garage, block built with rendered elevations under a pitched slated roof. The roof is fitted with twelve solar panels on the highest feed-in tariff, supplying the house (25 years – 18 ½ years remaining). The garage has an up and over door and power and light connected. The gravelled area extends into pathways along the front elevation of the house and partly frames attractive lawns with mature tree and shrub borders. To the side of the property is an attractive and sheltered seating area with garden shed and trellis archway to the rear garden, comprising paved patio and terrace adjacent to the conservatory, that gives way to a well maintained lawn enjoying great privacy and enclosed by tall mature hedge rows and trees including two cherry trees and a superb palm. Small greenhouse currently used for log storage.

(At the front of the property, previously mentioned, is an open storage area that currently accommodates and LPG gas cylinder for central heating).

**DIRECTIONS**

From Totnes proceed along Coronation Road and into Station Road (A384) heading towards Dartington. At the Cider Press roundabout pass straight over onto the A385 heading towards Marley Head. After approximately 3 miles turn right sign posted for Rattery. Follow this road to the cross roads and turn right. Pass the public house and the church and pass through the village and head towards Bulkamore, Dean and Buckfastleigh. After approximately 3/4 mile the property will be found on the left hand side.



**Viewing Strictly by Appointment.**

Please contact us on 01626 834534 if you wish to arrange a viewing appointment for this property or require further information.

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