

Frogs Meadow

Milton Combe, PL20 6HL

Spacious & Versatile Dartmoor Family Home

OFFERS OVER £800,000

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Features

- **All Enquiries Please Quote SC18563-1529456**
- Individual Architect-Designed Family Home with Potential
- Picturesque Dartmoor Village Setting
- Five Bedrooms & Versatile Split-Level Accomodation
- Spacious Living Accomodation Opening on to Terrace
- Separate Annexe Flexible Additional Space
- Beautiful Gardens with Private Brook
- Generous Driveway, Double Garage & Ample Parking
- **what3words:///reply.trending.juggler**

Description

Nestled in a peaceful, private setting in the heart of a picturesque Dartmoor village, this individually designed family home offers spacious and versatile accommodation arranged over a number of levels, with plenty of natural light and lovely outlooks across the extensive gardens and private stream.

The annex provides valuable additional space, ideal for a family member or perhaps as a home office, studio or hobbies room, while the generous driveway and garage provide plenty of parking and useful storage.

With its sense of privacy, flexible living space and beautiful village setting, this property would make a wonderful home – and a peaceful sanctuary from busy everyday life.











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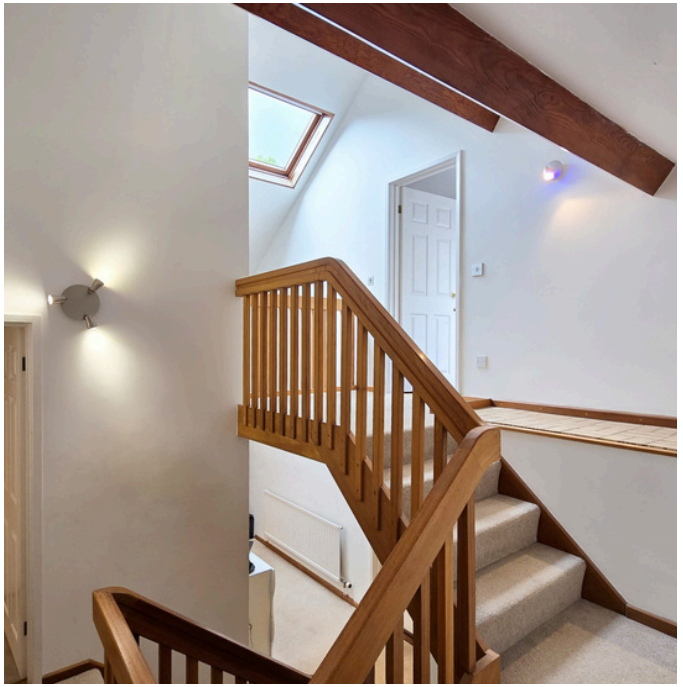
Milton Combe, PL20 6H

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Accommodation

Through the front door, you are welcomed into a bright entrance hall, flooded with natural light from the galleried landing above and giving the first glimpse of the home's interesting split-level design. Stairs lead down to the main living spaces, where the living room is a particularly lovely room, with a log burner at one end, windows looking out across the garden and two sets of sliding doors opening directly onto a paved terrace. Alongside is the dining room, which sits adjacent to the kitchen/breakfast room. There is real potential here to open the two spaces up to create one large family kitchen and dining area, with an easy flow out into the garden – perfect for summer days and entertaining. A WC completes this level. Back in the entrance hall, a second staircase leads up to four bedrooms. Three are generous doubles, one with a spacious en-suite shower room, while the fourth is a single bedroom which could work equally well as a study or dressing room. There is also a modern family bathroom on this floor. A further staircase takes you up to the principal bedroom, tucked away at the top of the house and enjoying plenty of light from two large Velux windows, together with built-in wardrobes. There may also be potential to extend the accommodation over the garage and create an en-suite, subject of course to obtaining any necessary planning and building regulation approvals. The garage and utility room can be accessed internally from the entrance hall, particularly handy for muddy shoes, coats and all the paraphernalia of everyday family life. Across the courtyard is the annex, providing useful and flexible additional accommodation. On the ground floor is a bedroom and shower room, with stairs leading to an open-plan living room and kitchen above. It offers a great space for a family member, guests, working from home or hobbies, subject to any occupancy restrictions.























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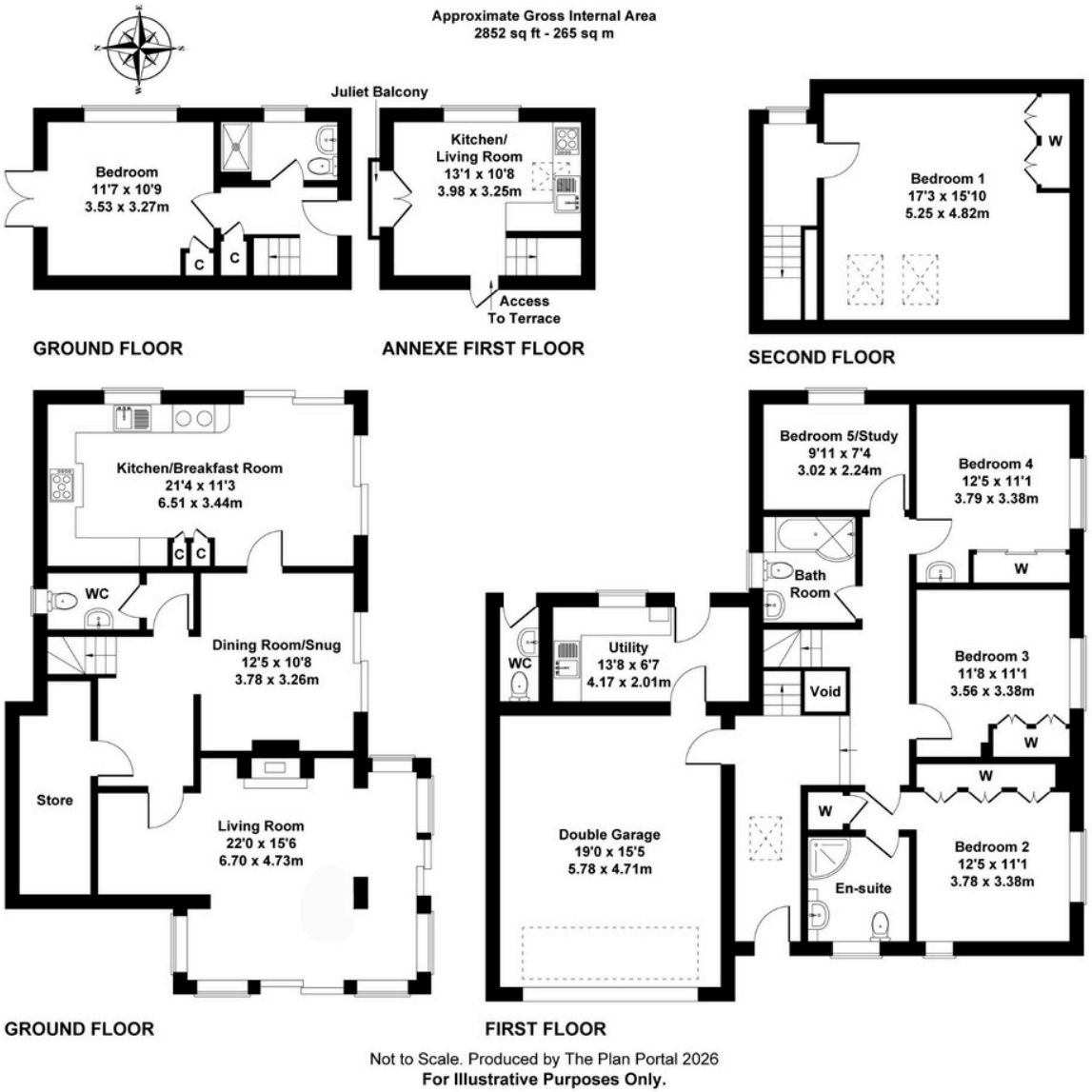
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Outside

Outside, steps beside the front door lead down to a paved side terrace which runs the length of the property and continues around to the rear. With direct access from the main living spaces, lovely views across the gardens and plenty of room for al-fresco dining, it's a great spot for making the most of the surroundings. A level area of lawn sits alongside the brook, which winds its way through the grounds and is crossed by two small bridges – a particularly charming feature of the garden. The land rises away on either side, with pathways leading through more natural areas where established planting and wildflowers give the grounds a wonderfully informal, almost woodland feel, attracting a variety of birds and other wildlife. Between the main house and annex is a private courtyard, creating a sheltered space between the two buildings. The annex also has its own outside areas, with a patio accessed from the ground-floor bedroom and a decked terrace above. The decking would now benefit from some repair, but provides another lovely spot to sit and enjoy the surroundings.

Location

Milton Combe is a picturesque village tucked away on the western edge of Dartmoor National Park, surrounded by beautiful countryside and with a real sense of rural seclusion – although happily not so secluded that it doesn't have its own village pub, The Who'd Have Thought It Inn. The nearby village of Yelverton offers a good range of everyday amenities, while Tavistock and Plymouth are both within easy reach for a wider choice of shops, schools and services. The surrounding area is ideal for walking, cycling and enjoying all that Dartmoor has to offer.



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Agents Notes

Tenure: Freehold

Council Tax Band: G (West Devon Borough Council)

Services: Mains Electric, Water and Drainage. LPG Bottled Gas

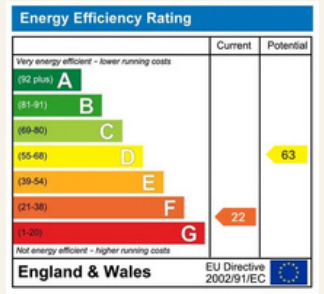
Broadband: Superfast Available (https://checker.ofcom.org.uk))

Neighbour has a right of way over bottom of the driveway.

Please quote reference SC18563-1529456

Material Information

Scan the QR code below for further material information on this property.



SALLY COLLINGS exp

Viewings:
Strictly through the vendor's sole agents
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Consumer protection from unfair trading regulations 2008:
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