



Luscombe Maye
Since 1873

Dousland Road, Yelverton, Devon

2 1 2



Occupying a truly unique position in the heart of Yelverton, this exceptional two-bedroom cottage forms part of a former Masonic Hall, thoughtfully and sympathetically converted to create a home of real distinction, rich in history and character.

Behind its intriguing heritage façade, the property reveals a beautifully proportioned lounge/diner, where striking character features are further enhanced by a charming feature fireplace, creating a warm and inviting focal point. This impressive space effortlessly balances everyday comfort with an elegant setting for entertaining.

To the rear, a recently fitted modern kitchen has been carefully designed to complement the home's period roots while offering a sleek, contemporary finish and excellent practicality.

Upstairs, the accommodation comprises two well-presented bedrooms, each offering a calm and comfortable retreat, along with a tastefully finished family bathroom.

Externally, the property benefits from the rare advantage of driveway parking, together with a courtyard garden providing a peaceful and secluded outdoor space—perfect for enjoying quiet moments in the open air.

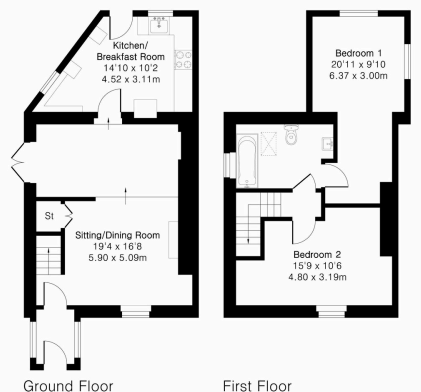
Brimming with character and individuality, this unique conversion retains a subtle sense of its historic past while delivering the ease and comfort of modern living. Ideally located, it is just moments from local amenities, Dartmoor countryside, and excellent transport connections.

Offered to the market with no onward chain, this is a rare opportunity to acquire a home of true charm and provenance in one of the area's most sought-after settings.

Material Information To ensure legal compliance, we require our sellers to complete a Material Information Guide, with the title document. If available, please scan the QR code or click the link <https://moverly.com/sale/7CFQAX8W3o5ue2WMX7rg2m/view> to access the additional online material information.



Approximate Gross Internal Area 942 sq ft - 87 sq m
Ground Floor Area 507 sq ft - 47 sq m
First Floor Area 435 sq ft - 40 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.

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Use the QR code for further "Material Information" about this home

- Charming two-bedroom cottage
- Beautiful lounge/diner with character features and feature fireplace
- Two well-proportioned bedrooms and a stylish family bathroom
- Private courtyard garden offering a secluded outdoor space
- Easy access to Dartmoor National Park for walking and outdoor pursuits
- Highly sought-after central position in Yelverton
- Recently fitted modern kitchen with contemporary finish
- Wealth of original charm and period character throughout
- Driveway parking providing rare convenience in such a central location
- Excellent transport links to Plymouth and nearby Tavistock

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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