



  
**PILKINGTON ESTATES**

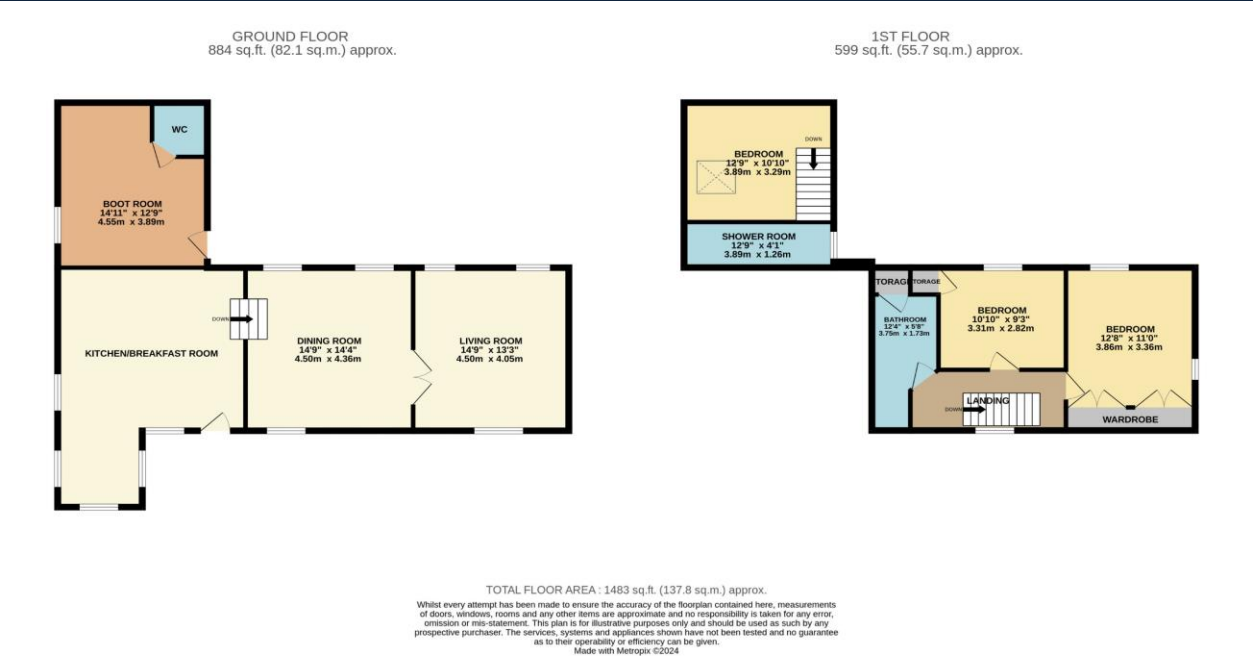
**Lovaton, Yelverton, Devon, PL20**

**Offers Over: £800,000**

*Freehold*



# Lovaton, Yelverton, Devon, PL20



Nestled in a peaceful hamlet, this enchanting property is a masterfully converted barn, accompanied by a second adjacent barn that together create a charming French-style inner courtyard. The property, with its approximately two-acre paddock and beautifully landscaped gardens, offers a tranquil retreat while being just minutes away from essential amenities, including supermarkets, shops, a vet, and doctors, as well as the vibrant city of Plymouth.

Tucked away from main roads and hidden from view, this secluded haven welcomes you with an attractive courtyard perfect for al fresco dining. The approach to the property is through a large gated gravel driveway that accommodates up to six cars, providing an inviting entrance to the home. The half-acre garden is a serene expanse of lush lawn, dotted with specimen trees, herbaceous borders, and a wild meadow area, all bordered by mature Devon hedges on three sides. The property exudes a profound sense of space and peace, with breathtaking south-easterly views stretching up the valley toward the open moor. A separate two-acre field, just a stone's throw from the barns, boasts a natural spring water supply and panoramic views of Brentor to the north, Bodmin to the west, and Plymouth to the south. The arrangement of the two barns forms a delightful open courtyard, perfect for entertaining guests in this picturesque setting.

This idyllic residence comprises two natural stone barns, originally part of a small farm in Lovaton and believed to date back to the 1800s. The main house, rich with original features, including oak beams, offers three double bedrooms, two bathrooms (one ensuite), and a spacious boot room and utility area with slate flagstone flooring. The heart of the home is the family kitchen, complete with a large four-oven AGA, seamlessly leading down oak steps to the dining and sitting rooms in a now open-plan design.

The ancillary barn, affectionately known as 'The Hayloft,' includes a large workshop and store on the ground floor, home to the water treatment system. Additionally, it offers a gardener's WC, utility room, and a lobby with stairs ascending to the living area. The upper ground floor has been tastefully converted to provide a double bedroom, a cozy living space with a wood-burning stove, a bathroom, and a modern kitchen area, with access to the rear gardens. Here, you will find a spacious studio/office, equipped with two separate phone lines, Wi-Fi, broadband, and electrics, offering a private workspace away from the main house. At the far end of the garden lies a greenhouse and a chicken coop, adding to the property's rustic charm.

Lovaton, within the Parish of Meavy, is conveniently located just half a mile from this popular moorland village, and only a short 20-minute drive to the historic market town of Tavistock, making it a perfect blend of rural serenity and accessibility. EPC: F.







