



1 North Cann Cottages, Tamerton Foliot Road, Plymouth

£500,000

OFFICE ADDRESS: Woolwell Crescent, Plymouth, Devon, PL6 7RB TEL: 01752 791333

TAMERTON FOLIOT

Tamerton Foliot, a village within a city.....a beautiful conservation area with significant historic value. Tamerton Foliot is a popular village surrounded by countryside. Nestled approximately five miles north-west of Plymouth city centre. Regular bus routes give access to the city and surrounding areas. The village is also readily accessible to the business areas on the northern side of Plymouth including Derriford Hospital. The A38 is only about two and a half miles away. Dartmoor National Park lies within about three miles to the north. The area is considered a dog walkers paradise with walks along the well-known beauty spot 'Tamerton Creek' at the junction of the Tamar and Tavy Rivers. Cann and Whiteleigh woods also provide beautiful, picturesque walking opportunities. The village is served by its own amenities including post office, shops, pubs, one of which is the Seven Stars 13th Century Pub in the heart of the village, the oldest pub in Plymouth. A choice of take away establishments and the popular, highly regarded school, Mary Dean's Primary. Tamerton has a lovely friendly village atmosphere with various clubs and events available to all ages. The village is proud to boast its own quaint annual village carnival/fete, which attracts people from surrounding areas and provides much pleasure for the villagers.

This character property stands on a well maintained plot and enjoys open views across the surrounding countryside and the village of Tamerton Foliot. The property is located adjacent to St Mary's Church and is just a short walk from the village and its amenities.

The living accommodation which is beautifully presented throughout whilst maintaining many of the character features that you would expect from a property of this era, to include, thick stone walls, low doorways, old carpentry, casement windows, beamed ceilings and slate flooring. Arranged over two levels and comprises, a spacious entrance hall, lounge/diner with beamed ceilings and multi fuel stove, solid wood fitted kitchen with granite worktops and double range cooker, study/bedroom four, bathroom and conservatory on the ground floor. On the first floor, the spacious landing leads to three double bedrooms, the master has the benefit of an en-suite bathroom.

Externally, as previously mentioned, the property stands on a plot of approximately quarter of an acre which incorporates a double garage and driveway, a beautifully maintained lawned gardens and a barn.

An internal viewing is highly recommended to truly appreciate this wonderful family home.

LIVING ACCOMMODATION

Approached through part glazed English oak wooden front door to:

ENTRANCE HALL

Original curved wooden staircase to the first floor, two English oak casement windows to rear, radiator, beamed ceiling, door to:

LOUNGE/DINER

Two English oak casement windows to the front with stained wooden sills, multi fuel stove and a slate hearth with stone surround, beamed ceiling, radiator.

STUDY/BEDROOM FOUR

English oak casement window to the side and wooden window to front, column radiator.



KITCHEN

Granite roll edge worksurface with bespoke solid wood cupboards and drawers under and matching wall units with under lighting, Belfast sink unit with mixer tap, five ring gas range oven, stone flooring, radiator, stable door to the side, French doors to rear garden, door to:

CONSERVATORY

Stone flooring, double glazed window to side and double glazed French doors to the rear garden.

BATHROOM

Roll top bath with mixer tap and shower attachment, wash hand basin, low level WC, column radiator, wood panelling to dado level, tiled floor, frosted window to the side.

FIRST FLOOR LANDING

Doors to all first floor accommodation, access to loft, built in storage cupboard, part wood panelling to dado level, window to side.

BEDROOM ONE

English oak casement windows to front and characterful window to the rear, stained and varnished wooden floorboards, radiator and door to:

EN SUITE BATHROOM

Freestanding bath with mixer tap and shower attachment, low level WC, wash hand basin, tiled shower cubicle with inset rain head shower, tiled floor, column radiator, shaver socket, skylight window and extractor fan.

BEDROOM TWO

English oak casement window to the front, built in storage cupboard, part wood panelling to dado level, radiator.

BEDROOM THREE

Wood casement window overlooking the rear garden, built in storage cupboard housing the gas boiler which serves domestic hot water and central heating system, radiator.

EXTERNALLY

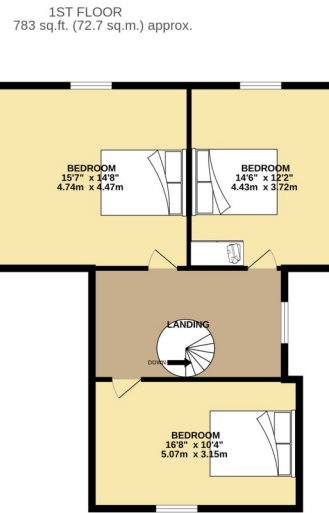
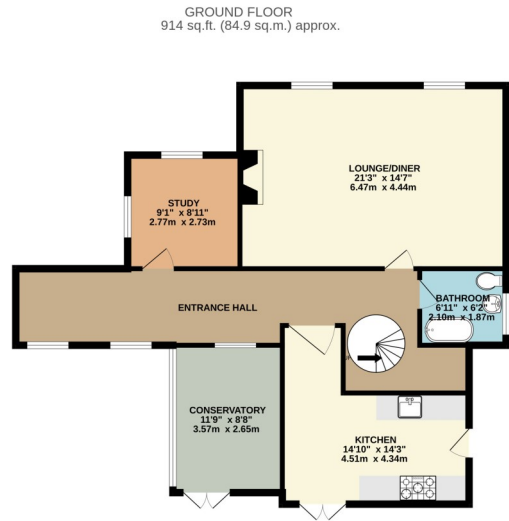
To the front of the property, there is a limestone path leading to the front door and a double width driveway providing parking approximately three cars leading to the double garage which has electric up and over door, power and light connected.

The garden is predominantly laid to lawn, approximately a quarter of an acre in size, enjoying fantastic views across the surrounding countryside incorporating a host of established plants, trees, shrubs and raised flower beds.

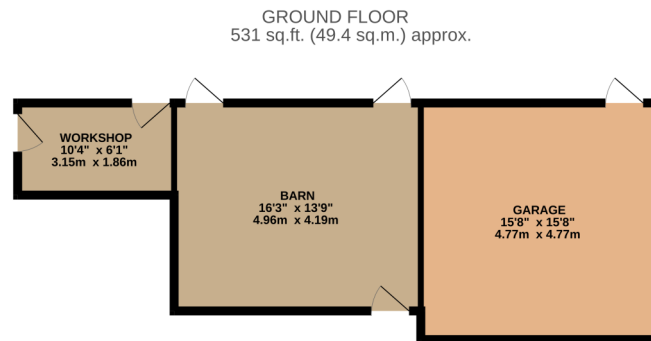
There is a barn which has been utilised as a home bar and games room with power and light connected and a Belfast sink. A separate access to a workspace with power and light and wall mounted electric heater.







TOTAL FLOOR AREA: 1697 sq.ft. (157.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA: 531 sq.ft. (49.4 sq.m.) approx.
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SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with LAWSON.

OUTGOINGS

We understand the property is in band 'D-' for council tax purposes and the amount payable for the year 2024/2025 is £2214.87 (by Internet enquiry Plymouth City Council. These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2022

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