



North Coombe Farm, Porsham Lane, Tamerton Foliot, Plymouth, Devon, PL5 4LZ





# £1,500,000



Lang Town and Country are delighted to offer this stunning detached farmhouse with five paddocks totalling 14 Acres.

The charming four bedroom detached former farmhouse nestled in a serene setting, with a tree lined avenue leading to the gravelled yard giving access to the property and various outbuildings.

Entering via the front porch, the heart of the home unfolds, featuring a fully fitted kitchen/breakfast room where culinary delights are crafted amidst warmth and comfort. An opening, guides you into the dual aspect breakfast room with French doors to a welcoming patio. Adjacent to this culinary haven lies the dining room, offering a gracious space for gathering with loved ones. The lounge beckons with its inviting ambiance, perfect for unwinding after a long day in front of the 'inglenook' fireplace. For those seeking focus and productivity, the study provides the ideal retreat, while the utility room ensures efficiency in household tasks. A separate cloakroom adds convenience for guests and residents alike.

Ascending to the first floor, via the open plan staircase, you notice the superb wooden floor which is a theme for this level. Doors from the landing will lead you to the master bedroom, boasting a dressing room and en-suite shower room, for utmost convenience and luxury. There are three further charming bedrooms with a further en-suite and family bathroom. The bedrooms are full of character, with exposed beamed ceilings and all have stunning views over the surrounding grounds and countryside.

Adjacent to the main house lies the stunning annex, complete with a fully fitted kitchen, a luxury shower room and a lounge adorned with a mezzanine bedroom offering beautiful garden views through the impressive apex window and French doors leading you to a decked area where you can sit, relax, and enjoy the beautiful setting and the abundance of wildlife.

Surrounding the estate are five paddocks spanning a total of 14 acres, where lush greenery meets the gentle trickle of a delightful stream meandering along the boundary, adding to the tranquillity and charm of this idyllic countryside retreat.

Within the immediate grounds stands a 60' x 60' agricultural building, which presents boundless opportunities, including potential for conversion into a class Q residential dwelling (SPP).

The former stables, thoughtfully repurposed, now serve as a triple garage/ games room, perfect for leisurely pursuits or entertaining guests. This property has a bore hole water supply.

It is hard to imagine a property set in such an idyllic setting with so much potential for additional income or self-sufficient living.

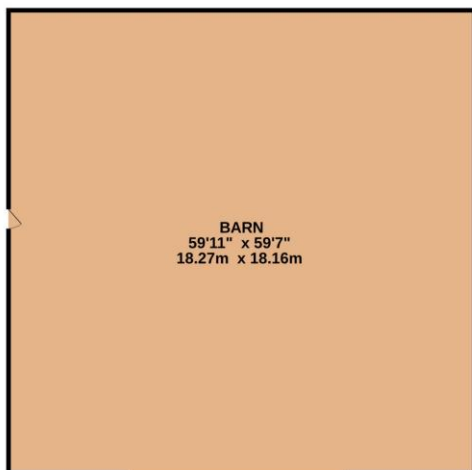


To view this property call Lang Town & Country Estate Agents on **01752 256000**.

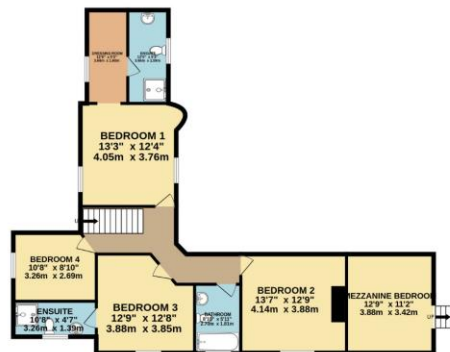




GROUND FLOOR  
5467 sq.ft. (507.9 sq.m.) approx.



1ST FLOOR  
1051 sq.ft. (97.6 sq.m.) approx.



TOTAL FLOOR AREA : 6517 sq.ft. (605.5 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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Lang Town & Country  
6 Mannamead Road  
Mutley  
Plymouth  
PL4 7AA  
Tel: 01752 256000  
Email: [property@langtownandcountry.com](mailto:property@langtownandcountry.com)

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