



Milford House, Old Warleigh Lane, Tamerton Foliot, Plymouth, PL5 4ND



# Offers Over £850,000



Milford House is a beautifully restored Georgian Grade II Listed detached residence, set within its own private grounds of approximately 0.7 acres. The property is accessed from Station Road via electric gates, which open onto a sweeping driveway that leads up to the house and provides ample off-road parking.

Currently arranged by the owners as a six-bedroom family home, the property offers a high degree of versatility. Entry is through a glazed porch leading into a hallway, which features a stunning sweeping staircase and access to the cellar. In the cellar there is separate part that used to be used as a wine cellar.

The sitting room boasts a charming feature fireplace, while a separate living room includes parquet flooring and a fireplace with an inset log burner. The formal dining room also enjoys parquet flooring and a distinctive stone feature wall, which flows through to the spacious kitchen/breakfast room. This area is fitted with shaker-style units, granite work surfaces, a double Belfast sink, integrated dishwasher, tiled flooring, and a range cooker with extractor hood. An adjoining utility room and a downstairs WC complete the ground floor.

Upstairs, a half landing on the elegant Georgian staircase leads to a well-appointed family bathroom featuring a roll-top bath, large shower, wash hand basin, and WC. The main landing gives access to five generously sized bedrooms, four of which are doubles. Bedroom four includes a connecting room currently used as a gym. Rooms at the front of the house enjoy stunning views over the grounds and surrounding woodland and countryside, while side-facing windows overlook Tamerton village and the local church.

The home retains numerous period features throughout, such as fireplaces, coved ceilings, and picture rails.

Externally, the expansive grounds include a mix of lawned areas and mature wooded area. To the rear, a pathway leads to a shared wood store and a charming, enclosed "secret garden" with a paved patio ideal for outdoor entertaining. At the top of the driveway sits a large garage measuring 7.1m x 4.18m, complete with an electric vehicle charging point and an electric up-and-over door leading onto Old Warleigh Lane

**Agents Note:** There is a topographical survey available which includes the whole property including gardens for anyone that is potentially looking at further development which is all subject to the appropriate planning consents.

**Location:** Tamerton Foliot is a historic village located on the northwestern edge of Plymouth, Devon, England. Despite being incorporated into the city of Plymouth in 1951, it has retained much of its traditional village charm and character. The village is situated near the confluence of the River Tamar and River Tavy, offering scenic views and access to natural beauty. The area offers various walking trails, such as the AONB Discovery Trail, which starts at the village green near the Kings Arms pub. The location is well position for buyers that are looking for a Village feel but at the same time being commutable to Derriford and Nuffield hospital and Plymouth City Centre.



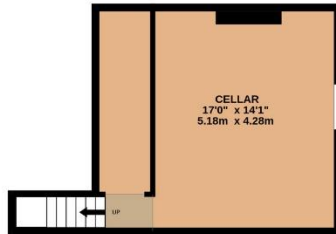
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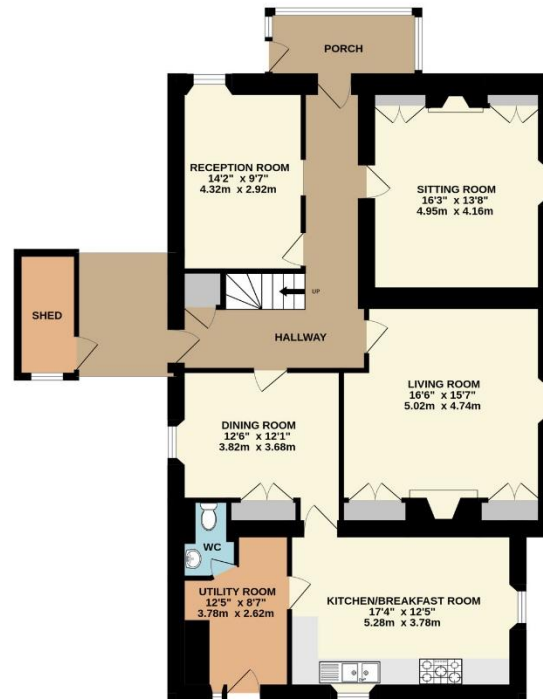




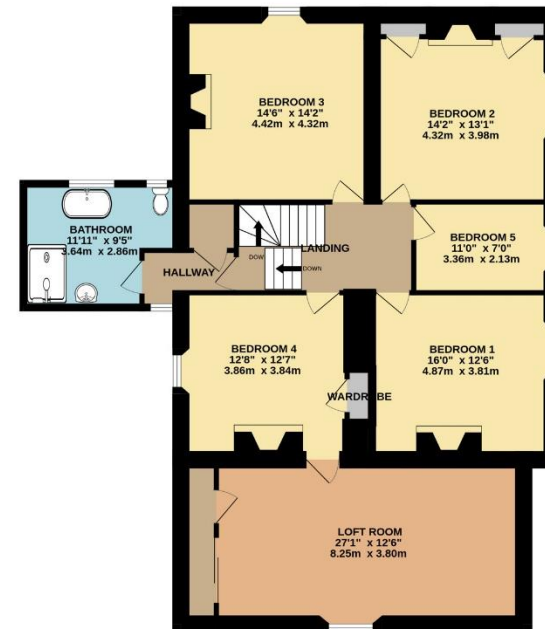
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



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