



The Church House , Wotter, Plymouth, Devon, PL7 5HN

£450,000



Lang Town and Country are delighted to introduce this exceptional church conversion, beautifully set within the peaceful village of Wotter. This expansive four-bedroom home seamlessly blends original character with stylish contemporary design, creating a truly unique and inviting living space.

Stepping inside, the ground floor opens into a wide, welcoming hallway with plenty of understairs storage, that leads to four generously sized bedrooms. The master bedroom benefits from its own en-suite shower room, while a luxurious four-piece family bathroom adds further comfort. A fully equipped utility room completes this level, offering practical convenience for modern living. Bedroom 4 is currently being utilised as a study showing how this room is fantastically versatile to suit individual needs.

Upstairs, a versatile snug provides an intimate retreat, before the property unfolds into its showstopping open-plan living room, kitchen, and dining area. With soaring ceilings and four impressive arched windows, this space is flooded with natural light and honours the building's historic charm. The stunning kitchen features an array of wall and base units, ample worktop space, integrated appliances, and a substantial island housing an induction hob and extractor fan. The island also offers additional storage and doubles as a relaxed breakfast bar. A stylish cloakroom is conveniently located off the landing.

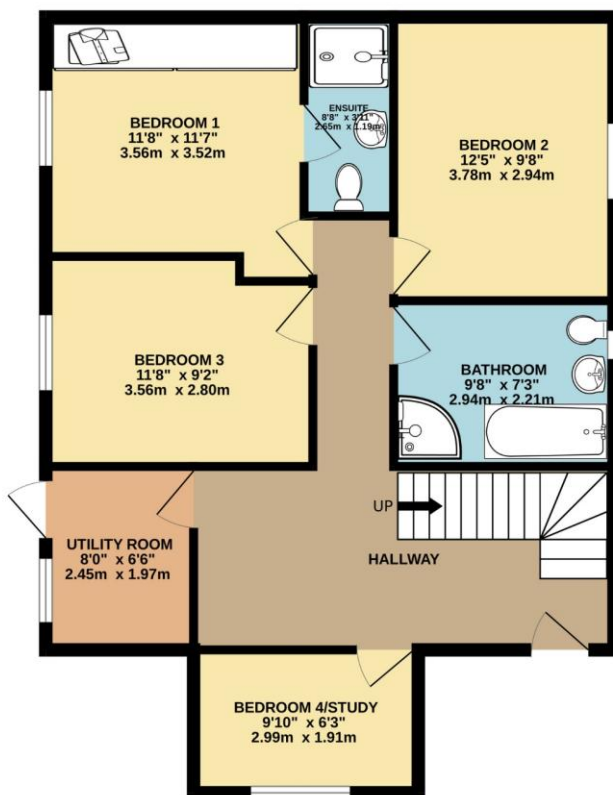
Outside, the property continues to impress. Two allocated off-road parking spaces sit at the front, alongside gated access to the garden and brick-paved steps leading to the entrance. The front garden, mainly laid to lawn, wraps around to the side, creating a generous and practical outdoor area. A charming courtyard provides the perfect setting for a firepit, summer barbecues, or al fresco dining, and there is also a purpose-built store room for added convenience. A separate pathway leads to a fully enclosed garden boasting breathtaking, far-reaching views across Dartmoor's stunning landscape—an idyllic space to unwind and enjoy the surrounding beauty.



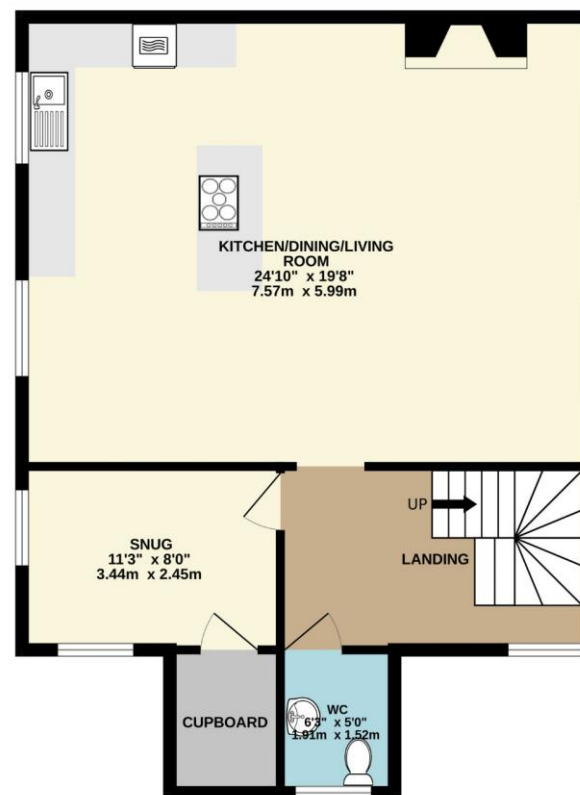
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR
739 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA: 1488 sq.ft. (138.2 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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