



The Old Coach House, 12 Acre Cottages, Stoke, Plymouth, Devon, PL1 4QS

Price £500,000



Tucked away in the heart of Stoke lies a truly exceptional home – The Old Coach House. Once a modest structure, this detached property has been thoughtfully transformed through careful renovation and a stylish extension, creating a one-of-a-kind residence that perfectly blends character with modern living.

Step inside, and you're greeted by a magnificent open-plan living space that immediately captures your attention. At its heart is a beautifully designed kitchen, where solid wood worktops, integrated appliances, and sleek tiled flooring come together to form a space that's as functional as it is elegant. Whether you're an avid cook or simply love to entertain, the generous work surfaces and thoughtful layout make this kitchen a joy to use.

Natural light pours in through large bi-folding doors, opening directly onto the garden, while a striking skylight overhead fills the room with warmth and brightness throughout the day. The sense of space and light continues as you move through the hallway, where a charming snug / living space awaits – perfect for a cosy library corner, a quiet reading spot, or a relaxed TV room. A convenient downstairs WC and a large storage cupboard add further practicality to the ground floor.

Upstairs, the home continues to impress. Four well-proportioned double bedrooms offer comfort and tranquillity, each filled with light from picture windows and Velux skylights. The master suite stands out with its tastefully appointed en-suite shower room, offering a private retreat at the end of the day. A spacious family bathroom completes the upper level.

Outside, the property continues to impress. A generous, low-maintenance courtyard laid with bonded gravel provides a secure and versatile space – perfect for container gardening, hosting gatherings, or simply watching the kids play. Thanks to its direct access from the main living area, it's an ideal extension of the home, seamlessly blending indoor and outdoor living.

To the side of the property, a large garage/workshop offers further potential. Fitted with an EV charging point and plenty of room to spare, it could easily be adapted into a home office, studio, or even an additional lounge or playroom – all while still accommodating your vehicle.

The current owners have completed a meticulous renovation and conversion whilst being sympathetic to the age of the building and incorporating a modern air source heating system enabling the entire house to have under floor heating.

We understand this wonderful property comes with a new home warranty.

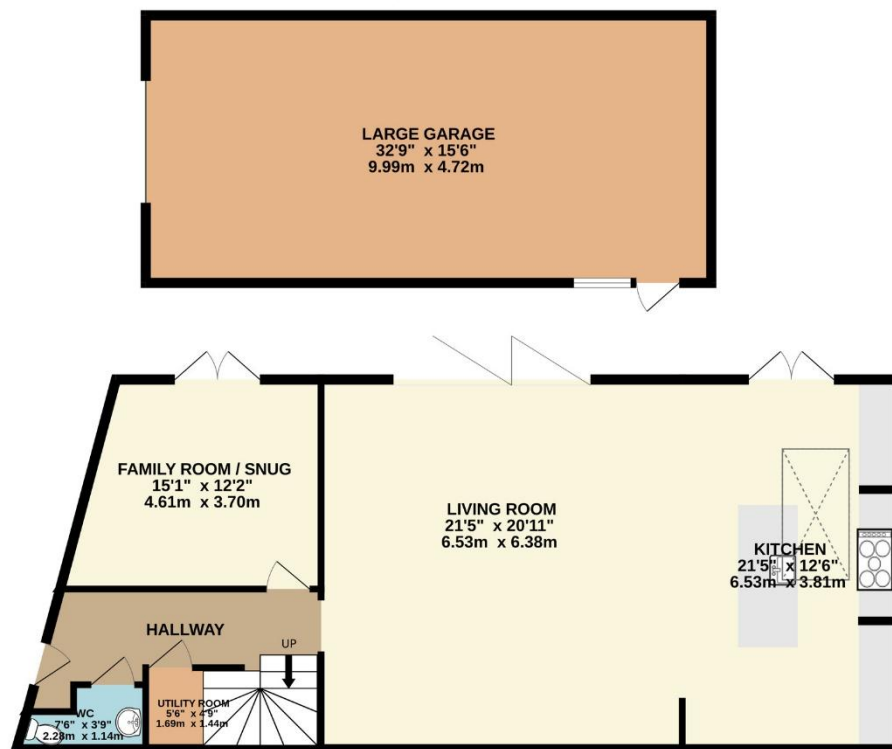
The Old Coach House is more than just a home – it's a lifestyle. Stylish, practical, and full of charm, it's ready to welcome its next chapter.



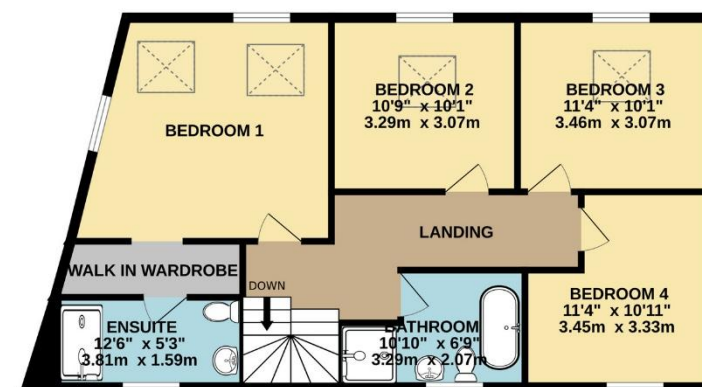
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



GROUND FLOOR
NaN sq.ft. (NaN sq.m.) approx.



1ST FLOOR
NaN sq.ft. (NaN 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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