



'Cressy Cottage' Whitsoncross Lane

Tamerton Foliot, Plymouth, PL5 4NR

£500,000



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THE PROPERTY

'Cressy Cottage' is a beautifully kept period built property with origins dating back circa 1750 and before, Grade II listed, updated and improved and refurbished to its present high standard. The comfortably appointed accommodation having the benefit of gas fired central heating and part double glazing to the front and side. The property having thick walls and irregular shaped rooms retaining an attractive variety of characterful and period features, complemented by a host of modern conveniences. Generously proportioned and adaptable accommodation comprising spacious reception hall, large lounge/music room, two further reception rooms, modern fitted integrated kitchen, good size separate utility room and downstairs WC. Outside, is a workshop/utility room. At first floor level, four double bedrooms and two bathrooms. On street parking to the side and a large garage/workshop with useful overhead storage platform and a well in one corner. Delightful enclosed walled garden.

LOCATION

Occupying a central position within the village of Tamerton Foliot, located on the western side of Plymouth city. With an excellent range of local facilities and amenities close by including a popular primary school, a choice of three public houses, a

parish church, various shops and a bus service into Plymouth city centre which is some four miles distant. Derriford hospital is about two miles away.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

18'6 x 9'3 max (5.64m x 2.82m max)

Staircase rises to the first floor.

DINING ROOM

14'7 x 11'4 (4.45m x 3.45m)

Period fireplace.

LOUNGE

15'2 x 13' (4.62m x 3.96m)

Arch way connecting:

MUSIC ROOM

15'11 x 6'8 average (4.85m x 2.03m average)

OFFICE/BREAKFAST ROOM

15' x 9'7 (4.57m x 2.92m)

Period fireplace. Built in storage cupboard.

KITCHEN

13'7 x 6'8 (4.14m x 2.03m)

Howdens quality fitted kitchen with integrated Neff four ring induction hob with extractor over, one and a half bowl under mounted contemporary styled sink, Neff oven/grill and fridge.

UTILITY ROOM

11'7 x 5'8 (3.53m x 1.73m)

Under mounted sink. Spaces suitable for washing machine and tumble dryer.

WC

4'2 x 2' (1.27m x 0.61m)

WC and wash hand basin.

FIRST FLOOR

LANDING

MASTER BEDROOM

18'8 x 14'3 max (5.69m x 4.34m max)

BEDROOM TWO

16' x 14'6 (4.88m x 4.42m)

Period fireplace.

BEDROOM THREE

12'8 x 9'10 max (3.86m x 3.00m max)

BEDROOM FOUR

12'7 x 9'10 (3.84m x 3.00m)

BATHROOM ONE

16'5 x 7'2 (5.00m x 2.18m)

Quality suite with double size shower, bath, WC and wash hand basin.

BATHROOM TWO

8'4 x 6' (2.54m x 1.83m)

Bath, WC and wash hand basin.

EXTERNALLY

A good size delightful informal walled garden to the side and rear. Outbuildings include substantial timber GARDEN SHED 10' x 7' approx with electric light.

GARAGE/WORKSHOP

26'7 x 25'2 max (8.10m x 7.67m max)

Electric power and lighting. Overhead storage platform.

AGENT'S NOTE

Tenure - Freehold.

Plymouth City Council tax - Band E.



Road Map



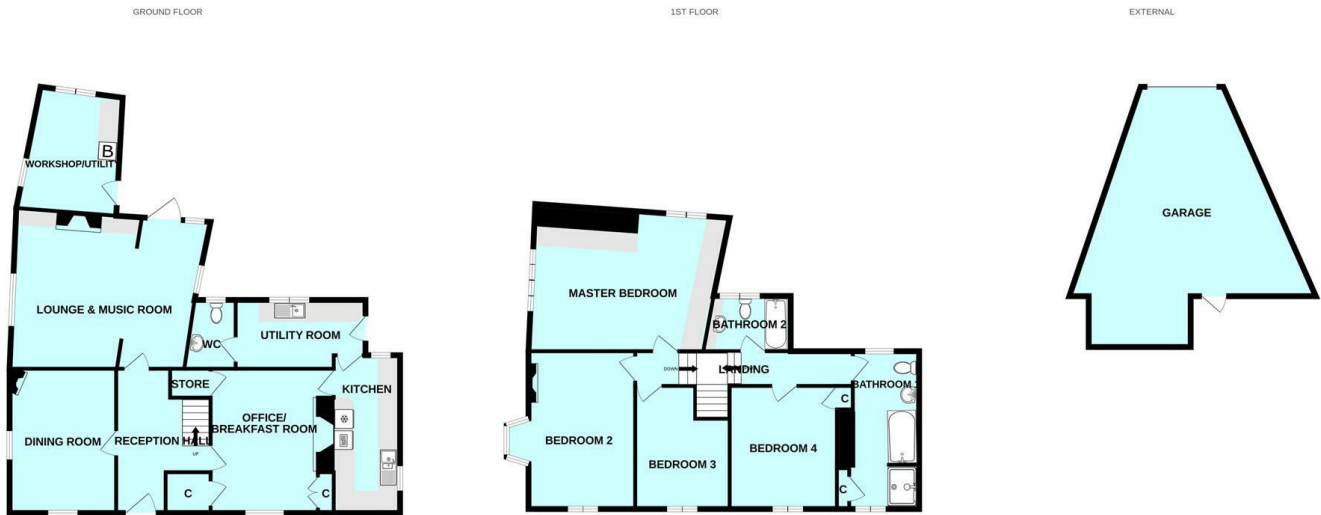
Hybrid Map



Terrain Map



Floor Plan

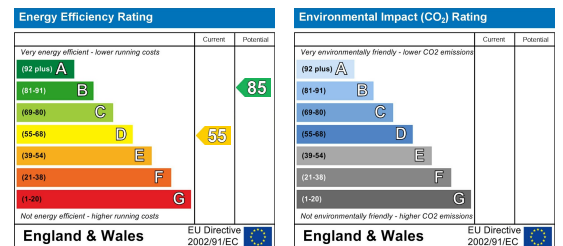


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Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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