



'Hillcrest House' & 'Hillcrest Lodge' Church Hill

Egguckland, Plymouth, PL6 5RD

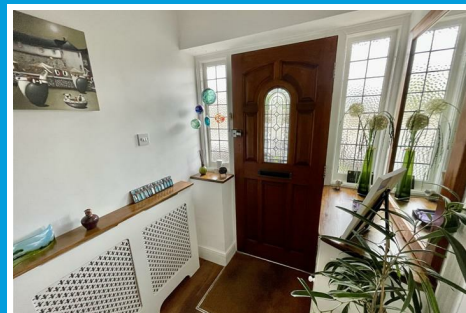
Offers In Excess Of £700,000



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'HILLCREST HOUSE', CHURCH HILL, PL6 5RD

THE PROPERTY

A substantial detached residence 'Hillcrest House' built c.1929 offering generously proportioned family accommodation. Comprising three reception rooms, quality modern fitted integrated kitchen, downstairs WC, five bedrooms and a family bathroom. Adjoining is the annexe known as 'Hillcrest Lodge' built in the 1980's, a self contained two storey home comprising porch, hall, generous size lounge, dining room and spacious fitted kitchen/breakfast room. Large plot with parking for five plus vehicles, good size wrap around informal gardens to the south and west. Kitchen garden.

LOCATION

Found in Church Hill, towards the upper end of this street in the residential area of Eggbuckland bordering on Crownhill and set here with a good variety of local services and amenities to hand. There are various local shops, primary schools, bus stops etc nearby. The position is convenient for access into the city and close by connections to major routes in other directions.

ACCOMMODATION 'HILLCREST HOUSE'

Panelled part glazed door into:

GROUND FLOOR

HALL

Staircase rises and turns to the first floor.

WC

Modern white Roca close coupled WC and vanity wash hand basin.

LOUNGE

14'5 x 12' (4.39m x 3.66m)

Bay window to the front. Focal feature fireplace with timber surround and open grate. Double sliding doors to:

DINING ROOM

15'2 x 13'3 (4.62m x 4.04m)

Wide patio style uPVC double glazed window overlooks and opens to the rear garden. Feature raised former fireplace opening. Storage cupboard to the right and shelving to the left.

KITCHEN

14'2 x 9'8 max (4.32m x 2.95m max)

Dual aspect with picture windows to the side and rear overlooking the

back garden. Modern fitted integrated kitchen with an excellent range of cupboard and drawer storage. Quality built in appliances include AEG tall fridge/freezer, Bosch dual oven/grill and AEG induction hob with extractor hood over. Cupboard housing the Vaillant gas fired boiler servicing the central heating and domestic hot water. One and a half bowl under mounted sink with chrome mixer tap. Dishwasher. Space and plumbing for automatic washing machine.

RECEPTION ROOM THREE

18' x 12'1 (5.49m x 3.68m)

Bay window to the front. Window to the side.

FIRST FLOOR

LANDING

MASTER BEDROOM

18' x 12' max (5.49m x 3.66m max)

Bay window to the front and further window to the side. Range of quality built in bedroom furniture. Vanity wash hand basin. Corner tiled shower with Mira Sport electrically heated shower.

BEDROOM TWO

14'7 x 12'1 max (4.45m x 3.68m max)

Bay window to the front. Quality built in bedroom furniture.

STUDY/BEDROOM FIVE

8'10 x 7'3 max (2.69m x 2.21m max)

'L' shaped. Window to the front.

BEDROOM THREE

14'3 x 9'1 (4.34m x 2.77m)

Windows to the side and rear.

BEDROOM FOUR

13'1 x 7'11 max (3.99m x 2.41m max)

Window to the rear.

FAMILY BATHROOM

Obscure glazed window to the rear. Quality white suite with close coupled WC, wash hand basin and spa bath with Mira Sport electrically heated shower over.

ACCOMMODATION 'HILLCREST LODGE'

GROUND FLOOR

ENTRANCE PORCH

5' x 3'5 (1.52m x 1.04m)

Tel: 01752 664125

HALL

Staircase rises to the first floor.

LOUNGE

20'8 x 9'6 (6.30m x 2.90m)

Box bay window to the front. Window to the side and double glazed patio doors overlook and open to the rear. Fireplace with electric fire.

DINING ROOM

10'2 x 9' (3.10m x 2.74m)

Windows to the front and side.

KITCHEN/BREAKFAST ROOM

15'6 x 10'1 (4.72m x 3.07m)

Windows to the side and rear. Double glazed back door. Fitted with a range of cupboard and drawer storage. One and a half bowl composite enamel contemporary sink. Four ring gas hob with extractor hood over. Stoves double oven/grill.

FIRST FLOOR

LANDING

10'1 x 9'10 (3.07m x 3.00m)

Access hatch to the loft. Window to the rear.

BEDROOM ONE

13'6 x 10'1 floor area (4.11m x 3.07m floor area)

Two windows to the front and one to the side. Range of built in bedroom furniture.

BEDROOM TWO

13'10 x 9'5 (4.22m x 2.87m)

Window to the front.

BEDROOM THREE

10'9 x 8'9 (3.28m x 2.67m)

Windows to the side and rear.

SHOWER ROOM

6'4 x 5'9 (1.93m x 1.75m)

Obscure glazed window to the rear and further window to the side. White suite with corner wash hand basin, close coupled WC and tiled shower with Mira Sport electrically heated shower.

EXTERNALLY

A 27' wide entrance opens into a tarmac parking area with space for five cars, comfortably parked. Kitchen garden, greenhouse and garden shed. To the rear, a delightful mature large back garden with wide sandstone paved patio with pergola and cover. Extensive lawned garden with well stocked borders containing a profusion of interesting specimen bushes, shrubs and herbaceous plants. To the southernly corner, a separate fenced garden with pond, water feature and mature fruit trees including apple.

AGENT'S NOTE

Tenure - Freehold.

'Hillcrest House' - Plymouth City Council Tax - Band E.

'Hillcrest Lodge' - Plymouth City Council Tax - Band A.



Road Map



Hybrid Map



Terrain Map



Floor Plan

GROUND FLOOR



1ST FLOOR

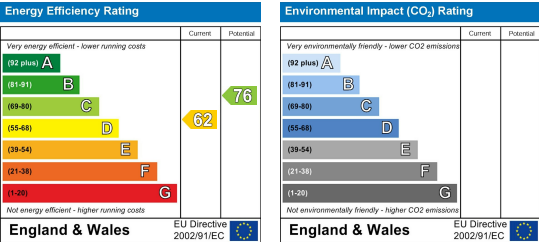


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Viewing

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Energy Efficiency Graph



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