



'Hillside' Whitson Cross Lane

Tamerton Foliot, Plymouth, PL5 4NR

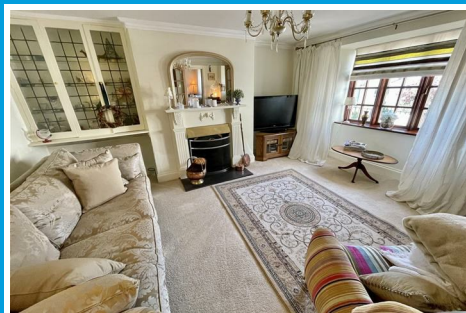
Offers Over £650,000



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HILLSIDE, WHITSONCROSS LANE, TAMERTON FOLIOT ACCOMMODATION

A stunning detached residence having a fascinating history and old origins dating back nearly 400 years.

Mary Dean was a well known person in Tamerton Foliot, the eldest child of Sir James and Lady Modyford who helped found schools in Buckland Monachorum 1702, Walkhampton 1719 and latterly Hillside as depicted by a plaque in 1734. A school for boys, the first in England.

The property really is like a secret oasis once inside with unique handcrafted features.

Over the years the property has been expensively and carefully extended, extensively upgraded, improved and refurbished and comprises a detached period home offering versatile and flexible accommodation laid out over two floors, with a detached cottage in the grounds.

The main house with 2 generous size reception rooms, a large 33' kitchen/dining room, 5 bedrooms and 2 bathrooms.

A substantial side annexe which can be separated, also laid out as 2 storeys and provides a large reception room 2 bedrooms and 2 bathrooms and below this 2 large garages and storage with delightful walled gardens behind enjoying a good degree of privacy with patio areas part covered with hot tub, swimming pool, garden stores and an old well always providing water through the drought periods in the past.

The property offers space for a large family or potentially multi generational occupation with various family units or the possibility of for example an air B and B in the cottage, or letting out the annexe or cottage.

LOCATION

Set close to the heart of Tamerton Foliot village fronting onto Whitsoncross Lane the main street running through the attractive village. Found here with a good variety of local services and amenities close by, bus stops on your doorstep, easy access into the city and towards Derriford Hospital. The village having the benefit of the highly regarded Mary Dean Primary School, convenience shops, a choice of three public houses and with delightful walks close by leading down to Tamerton Creek and the waterside woodland to Worley Point and the nature reserve, along the River Tavy up to Lopwell Dam and beyond to Dartmoor, which is a five minute drive.

MAIN HOUSE

PORCH

7'10" x 3'9" (2.39m x 1.14m)

HALL

SITTING ROOM

14'10" x 13'10" (4.52m x 4.22m)

LIVING ROOM

15'3" x 13'0" (4.65m x 3.96m)

KITCHEN/DINING ROOM

33'0" x 12'0" (10.06m x 3.66m)

REAR LOBBY

DOWNSTAIRS WC

USEFUL UTILITY ROOM

4'2" x 3'6" (1.27m x 1.07m)

Housing 'Ideal Logic' gas boiler.

CLOAKROOM

3'5" x 3'0" (1.04m x 0.91m)

FIRST FLOOR

LANDING

BEDROOM ONE

15'10" x 12'9" (4.83m x 3.89m)

EN-SUITE BATHROOM

Bath, WC, wash hand basin and separate shower

BEDROOM TWO

15'10" x 13'4" max (4.83m x 4.06m max)

BEDROOM THREE

14'2" x 11'11" max (4.32m x 3.63m max)

BEDROOM FOUR

11'9" x 8'9" (3.58m x 2.67m)

BEDROOM FIVE/OFFICE

9'11" x 7'6" (3.02m x 2.29m)

FAMILY BATHROOM

Corner bath, WC, wash hand basin, separate shower, sauna.

ANNEXE

GROUND FLOOR - ANNEXE

LOBBY

13'6" x 10'8" (4.11m x 3.25m)

KITCHEN
10'5" x 9'3" (3.18m x 2.82m)

FIRST FLOOR - ANNEXE

LOUNGE
22'3" x 18'4" max (6.78m x 5.59m max)

BEDROOM ONE
15'10" x 11'0" (4.83m x 3.35m)

EN-SUITE BATHROOM
Bath, WC, wash hand basin and shower.

BEDROOM TWO
10'10" x 10'6" max (3.30m x 3.20m max)

'L' shaped.

BATHROOM
Bath, WC, wash hand basin and shower.

GARAGE ONE
23'8" x 10'7" (7.21m x 3.23m)

GARAGE TWO
14'6" x 11'0" (4.42m x 3.35m)

STOREROOM
11'2" x 8'8", 4'6" reduced head height (3.40m x 2.64m, 1.37m reduced head height)

THE COTTAGE

GROUND FLOOR - COTTAGE

LOUNGE
17'10" x 15'8" max (5.44m x 4.78m max)

'L' shaped. Circular staircase to first floor.

BEDROOM
9'9" x 8'0" (2.97m x 2.44m)

FIRST FLOOR - COTTAGE

DINING ROOM
15'8" x 9'1" (4.78m x 2.77m)

KITCHEN
8'2" x 8'2" (2.49m x 2.49m)

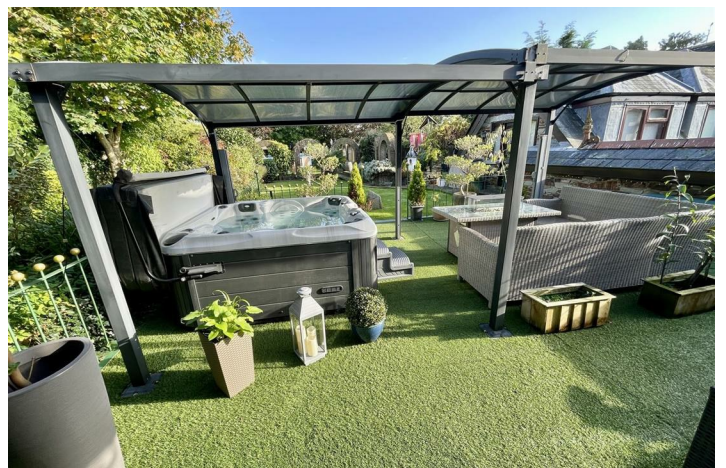
SHOWER ROOM
Shower, WC and wash hand basin.

OUTSIDE
Two sets of double gates give access to parking within the two garages. Gated access leads to the enclosed rear garden. WORKSHOP/SHED electric power, work bench and store behind. Period well, covered.

OUTDOOR POOL
Above ground style with filtration system and new liner in 2022.

AGENTS NOTE
TENURE: Freehold

COUNCIL TAX BAND: G



Road Map



Hybrid Map



Terrain Map



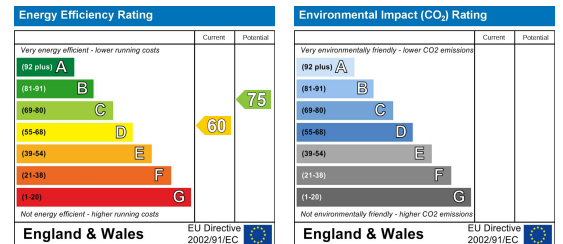
Floor Plan



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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