



Ivy Cottage, Brixton Torr, PL8 2BD



Guide Price £450,000 - £475,000

Accommodation

- Light and airy rooms presented to a high standard throughout, benefitting from an abundance of character features and excellent storage including wardrobes in all bedrooms.
- Open plan Kitchen/Living Room in two distinct areas with the Kitchen being fitted with a range of wall and base units with work surfaces over and cupboards and drawers under incorporating a single drainer stainless steel sink unit with mixer tap, built-in electric oven, integral fridge/freezer and dishwasher, induction hob with extractor over and splashback tiling.
- Useful Utility area with space and plumbing for a washing machine and tumble dryer, useful storage cupboard and hanging space.
- Downstairs Family Bathroom with fully tiled walls and floor and fitted with a matching suite comprising raised panelled whirlpool bath with mixer tap, corner shower cubicle, low level WC, inset hand basin with mixer tap, cupboard under and mirror-fronted cabinet over, heated towel rail and an airing cupboard housing the oil-fired boiler and slatted shelving.
- Lovely Snug with wooden panelled walls and ceiling and fitted with a lovely feature fireplace with wood burning stove set on a slate hearth with wooden surround and mantel.
- Master bedroom with a wooden panelled door to the side leading out to the garden, two built-in double wardrobes with extra storage under the window-seat and a further storage cupboard in addition and an En-Suite Shower Room with fully tiled walls and fitted with an enclosed shower cubicle, low level WC and pedestal hand basin with mirror-fronted cabinet over.



- Two further double bedrooms, both with built-in wardrobes/cupboards, with Bedroom 2 also benefitting from a decorative feature cast iron fireplace with wooden surround and mantel and access to the loft space.

- This property has also served as a very successful holiday let in previous years.

Outside

The property is approached via a driveway, part of which is shared with two other properties. There is a gravelled parking area solely for Ivy Cottage with external lighting, electric car charging point and a walled bank stocked with ferns, bulbs and numerous other plants to provide interest. Steps lead up via the side of the house (with a door to the master bedroom), and around to the rear garden, which is cleverly arranged on four levels. To the immediate rear of the house, and accessed from the Living Room, there is a covered gravelled patio, ideal for a morning cup of coffee or al fresco dining. Steps lead up to a small lawn which then continues on to a further elevated seating area enjoying a gorgeous outlook over fields and woodlands beyond. The highest level is currently used as a small vegetable garden with raised beds and a useful garden shed. Overall the garden is well-stocked with a wide range of mature shrubs and other plants; walls, risers and steps are of stone with an abundance of ferns and other alpine plants interspersed in the gaps.

Services

Mains electricity and water. Central heating and hot water provided by oil fired boiler located in the utility area. Private drainage via septic tank shared with one other property and located on neighbouring property.

Tenure

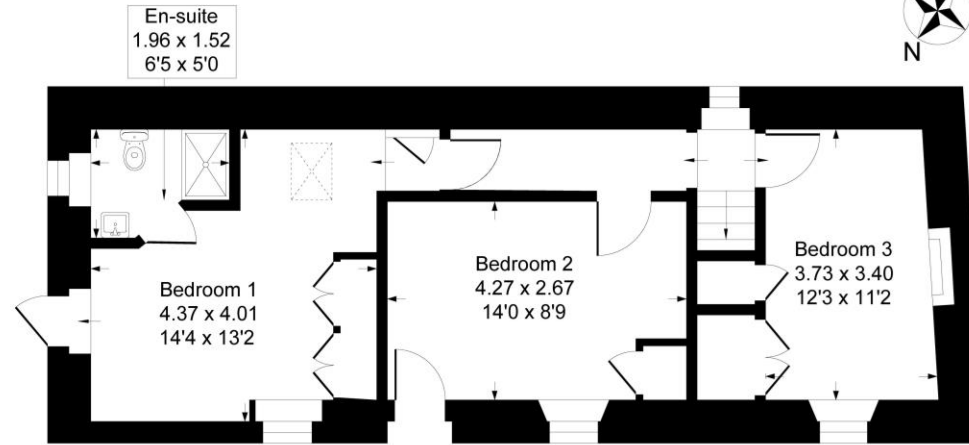
Freehold.

Council Tax and Local Authority

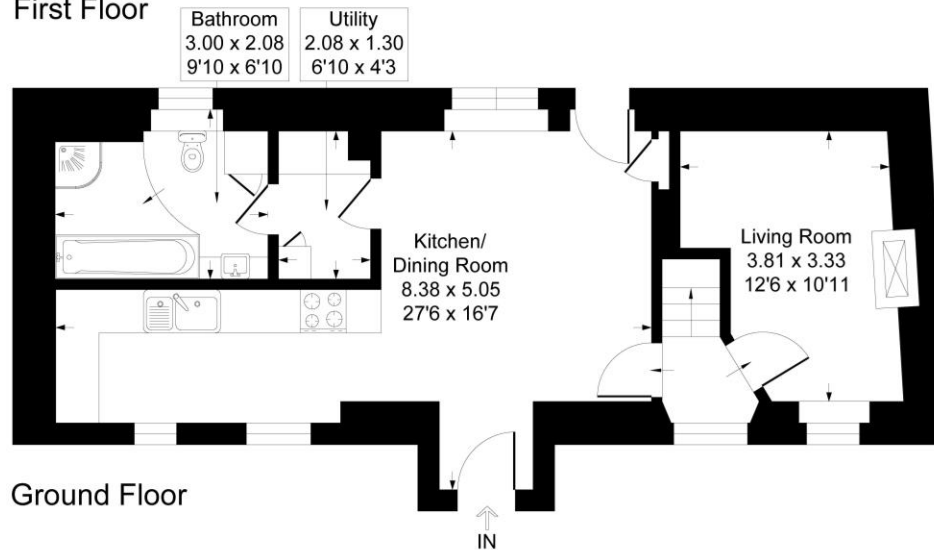
South Hams District Council. Council Tax Band E.



Approximate Gross Internal Floor Area = 95.3 sq m / 1027 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs, and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



Yealmpton:
The Old Bakery, Market Street,
Yealmpton PL8 2EA
01752 880044
yealmpton@luscombemaye.com
www.luscombemaye.com