



Luscombe Maye

Since 1873

Hanover Lodge, Gibb, Holbeton, PL8 1JN

Guide Price £650,000

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Points of Note Include:

- Superb attached period house located on the outskirts of this ever-popular village with a wealth of character features such as multi-paned windows and window seats.
- Flexible accommodation which can be configured to suit a wide variety of needs including a ground floor suite and/or home office space.
- Kitchen/Dining Room fitted with a range of wall and base units with wooden work surfaces over and cupboards and drawers under incorporating stainless steel sink unit with built-in drainer and mixer tap, Sandyford Range cooker for hot water, central heating and cooking, space for fridge/freezer and dishwasher, display shelving, splashback tiling, space for a large table and chairs and an under stairs storage cupboard.
- Exceptional dual aspect Living Room with a large picture window to the front and a glazed door and window to the side overlooking the garden. The room also benefits from a wood burning stove set on a tiled hearth which also forms a low-level feature shelf/seat.
- Two lower-level bedrooms (one with steps leading down) overlooking the rear garden, lending themselves to home office space and/or ground floor suite, with an adjacent Shower Room fitted with a shower cubicle, low level WC, wall mounted hand basin with mirror over, fully tiled walls and floor and bathroom cabinet.
- Large Landing providing space for a home working area overlooking the garden and with an airing cupboard housing the hot water storage cylinder.
- Two first floor Bedrooms, both with wardrobes, and with access to the loft space in one.
- Extensive gardens extending to three sides of the property with fenced and hedged perimeters, which have been nurtured to encourage a wide range of wildlife with two good sized patio areas, a large pond, greenhouse, vegetable patch, two useful garden sheds, chicken coop and run. The remainder is mainly laid to lawn and planted with an assortment of mature trees, shrubs and other plants including buddleia, Miscanthus, bamboo, box, rosemary and climbing roses.



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Approximate Gross Internal Area = 135.1 sq m / 1454 sq ft
 Outbuilding Area = 33.0 sq m / 355 sq ft
 Total Area = 168.1 sq m / 1809 sq ft

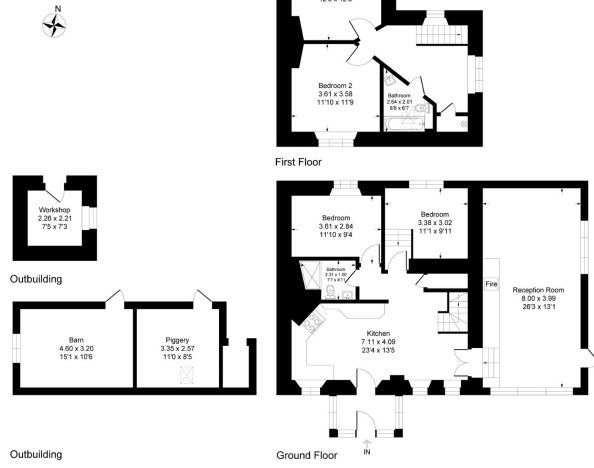
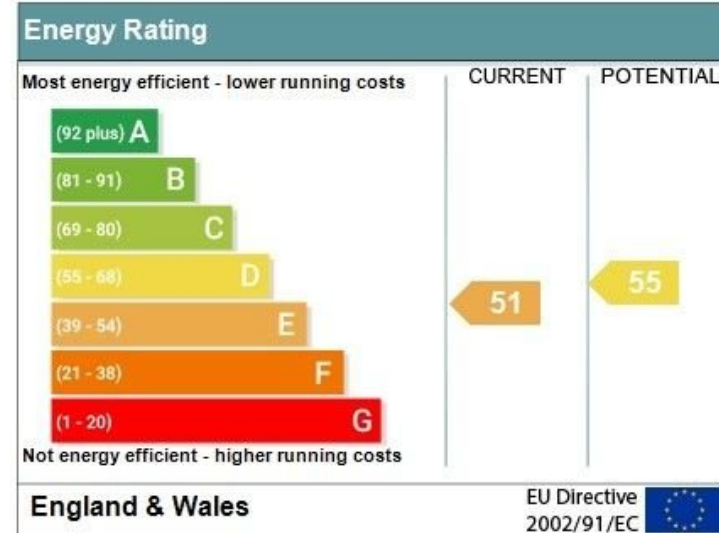


Illustration for identification purposes only, measurements are approximate, not to scale.

- Beautiful attached period home
- Family bathroom and downstairs shower room
- Superb living room with woodburning stove
- Several useful outbuildings
- Wonderful countryside walks from the door down to the river and on to Coastguards Beach
- Four bedrooms (two ground floor and two first floor)
- Farmhouse style kitchen/dining room
- Substantial wildlife garden and extensive driveway parking
- Total plot extending to approximately 1/3rd of an acre
- Commuting distance to Plymouth



Address: Hanover Lodge, Gibb, Holbeton, PLYMOUTH, PL8 1JN
 RRN: 2517-3034-6209-3794-3200



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