



Hanover Lodge, Gibb, Holbeton PL8 1JN





Guide Price £600,000 - £650,000

**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.
- Outbuildings to include a Wash House with electricity and water, a Chicken Shed and attached Workshop and former Outside WC, currently used as a log store.
- Driveway parking for up to six vehicles.



## Tenure

Freehold.

## Services

Mains electricity and water. Mains drainage shared with two neighbours (mains pipes replaced 2023). Oil fired central heating. Photovoltaic panels.

## Local Authority and Council Tax Band

South Hams District Council. Council Tax Band F.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

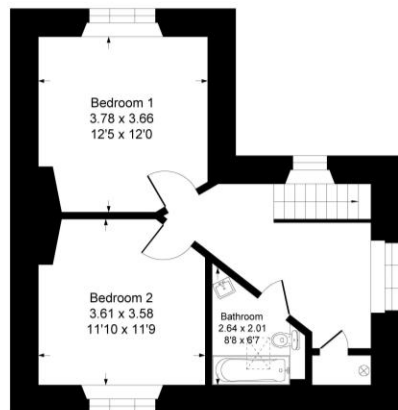
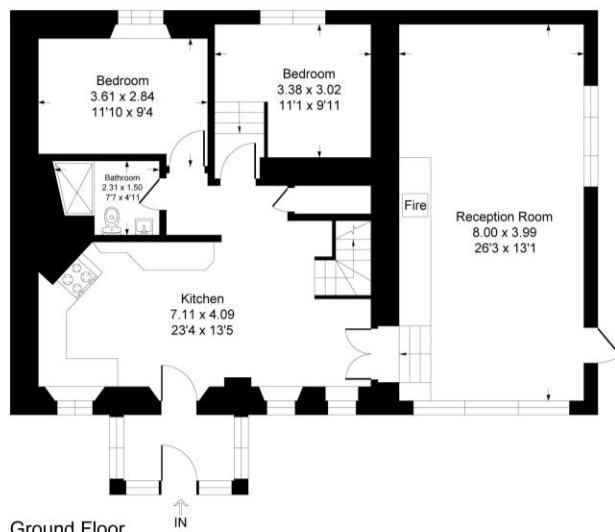


Illustration for identification purposes only, measurements are approximate, not to scale.

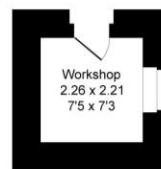
Approximate Gross Internal Area = 135.1 sq m / 1454 sq ft  
 Outbuilding Area = 33.0 sq m / 355 sq ft  
 Total Area = 168.1 sq m / 1809 sq ft



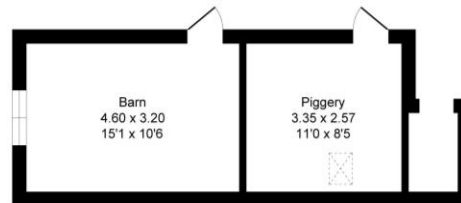
First Floor



Ground Floor



Outbuilding



Outbuilding

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