



35 Brent Hill, Holbeton PL8 1LW



Guide Price £350,000

Accommodation

A covered entrance porch with period wooden front door leads to the Entrance Hall which has an under stairs storage cupboard and leads on through to the Rear Hallway which has a stable door to the rear with feature stone step, in addition to space and plumbing for two appliances (currently fitted with dishwasher and washing machine). Doors then lead to the downstairs rooms as follows:

The Kitchen/Dining Room is a dual aspect room with windows to front (with window seat) and rear, rustic slate tiled floor, one exposed stone wall with feature fireplace and oak bressummer beam over, half pine panelled walls and exposed beams to the ceiling. The Kitchen area is fitted with a range of wall and base units with work surfaces over and cupboards and drawers under incorporating a single drainer sink unit with mixer tap, double oven with extractor over, space for fridge, mosaic tiled splashback and window sill and two feature slate shelves. The Sitting Room is an excellent room, enjoying plenty of natural light from the window to the front, in addition to a feature fireplace with exposed stone chimney breast and a wood burning stove set on a slate tiled hearth.

Stairs rise from the entrance hall to the First Floor Landing which has a window to the rear, an airing cupboard and doors to all upstairs rooms. Bedroom 2 has a window to the front, exposed floorboards and convenient space for a desk, wardrobes or chest of drawers. The Bathroom has a window to the rear and is fitted with a matching suite comprising panelled bath, low level WC, pedestal hand basin with mirror-fronted cabinet over and fully tiled shower cubicle with electric shower. The walls are half tiled and there is also a heated towel rail. The Box Room has a window to the landing and could be a useful office space or storage room. Three steps lead from the landing up to Bedroom 1 which is a spacious, dual aspect room with windows to front and rear, exposed floorboards and a fireplace with decorative surround, cast iron insert and slate hearth.



Outside

To the front of the property is a pretty walled area with slate chip substrate and climbing roses to either side of the door.

To the right-hand side of the property is a door leading to the Cellar which has somewhat limited head height. There is a window to the front, in addition to exposed stone walls, beams to the ceiling, rough stone floor, a caged area previously used as a wine cellar, power and light. This room would lend itself perfectly to storage of kayaks, surfboards, bikes, etc.

The rear garden comprises a patio area to the immediate rear of the house with three outbuildings. Steps lead up to the good sized lawn area which is bordered by a number of mature trees and shrubs including rosemary, buddleia, bay, hazel and apple.

Outbuildings

The largest of the outbuildings is of stone with a wooden door and a sloping roof and houses a coal bunker. In addition, there is a block-built outside WC with pitched tiled roof, window to side and high flush WC. The smallest is attached to the house and is of stone and block with a sloping corrugated roof and wooden door.

Further Information

As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you; however, we recommend that you verify any information given during the conveyancing process.

Local Authority: South Hams District Council

Council Tax: Band C

Tenure: Freehold

Services: Mains electricity, water and drainage. Heating provided by electric space heaters plus wood burner. Broadband and mobile signal:

<https://checker.ofcom.org.uk/>

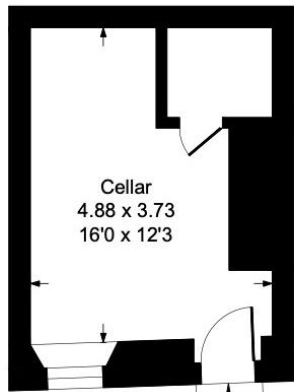
Parking: Parking is available on-street in the Square or on Brent Hill.

Construction: Slate roof, cavity walls to first floor, solid walls below.



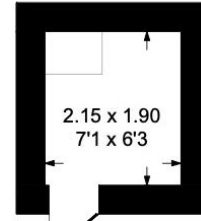
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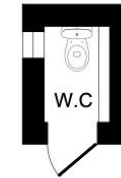


Cellar

Approximate Gross Internal Floor Area = 108.6 sq m / 1169 sq ft
 Outbuilding Area = 5.3 sq m / 57 sq ft
 Total Area = 113.9 sq m / 1226 sq ft



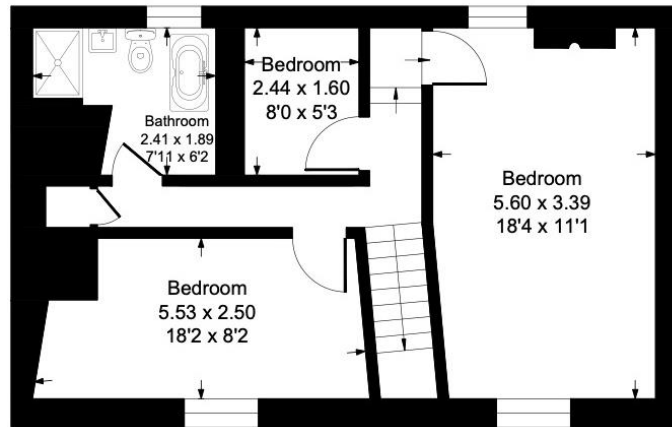
Outbuilding



Outbuilding



Ground Floor



First Floor

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

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