



Plumtree Cottage, 190 Plymstock Road, Oreston, Plymstock PL9 7LN



Description

Located just a stone's throw from the water, Plumtree Cottage is a wonderfully quirky period home offering light and spacious accommodation over three floors enjoying an abundance of lovely character features. This property offers the ability to be from sofa to waterfront in less than two minutes. With the South West Coast Path and free public slipway just at the end of the road, yet easily accessible to Plymouth City Centre, this delightful property enjoys many rare benefits and an internal viewing comes highly recommended.

Accommodation

Ground Floor

Upon entry, the front door opens to a wide entrance Hall finished with terracotta tiled flooring, half-panelled walls, a useful storage cupboard, and direct access to the garage. Through a part-glazed door, you'll enter the dining Room, which features a gas wood-burning stove set on a slate hearth with an oak mantel, exposed beams, and ample built-in storage.

An open aspect leads into the kitchen, which includes base units, a Belfast sink, space for a fridge/freezer and dishwasher, and a Stoves double oven with an extractor hood. A door from the kitchen leads to the utility/downstairs WC where the Viessmann combi boiler is situated, and space for a washing machine. Stairs from the dining room lead to the upper floors.

First Floor

The stairs from the dining room lead to a spacious landing with panelled walls. The two large front bedrooms receive plenty of natural light and are both generous in size. One has built-in wardrobe cupboards, while the other features two small storage cupboards and exposed stonework.

A third bedroom, perfect for a home office or guest room, overlooks the rear, with wooden floors and panelled walls. The family Bathroom has a bathtub with rainfall shower, a low-level WC, and a basin with storage and a mirrored cabinet.



Second Floor

Stairs lead to the top floor, where there's an eaves storage cupboard and a skylit landing. A charming, multi-purpose eaves room has been transformed into a cozy Tiki Bar, perfect as a child's den or for extra storage.

Double doors open to the Sitting Room, a standout feature of the home, with vaulted ceilings, exposed beams and stonework, and ample natural light from skylights and windows. The two fireplaces add lots of charm and a cosy feel to the space; one with a gas wood-burning stove on a slate hearth and the other with an open grate.

Integral Double Garage

The integral double garage includes an electric door, practical built-in units, a workshop area, and functional storage for bikes and sports equipment.

Outside

The brick-paved rear courtyard garden is a peaceful spot with exposed stone walls, a raised flower bed, and wisteria for added privacy, ideal for outdoor dining and relaxation.

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: Plymouth City Council

Council Tax: C

Tenure: Freehold

Construction: Standard

Broadband: Ultrafast broadband available. <https://checker.ofcom.org.uk>.

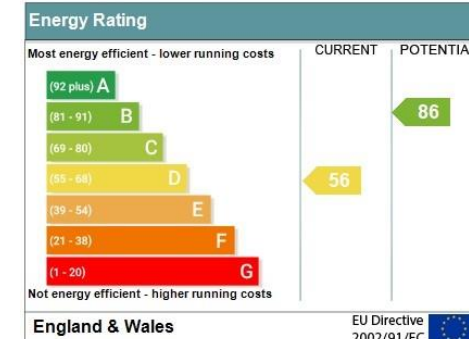
Services: Mains gas, electricity, water and drainage. Heating and hot water provided by gas fired Viessmann combi boiler located in the kitchen.

Parking: Double garage with electric up and over door.

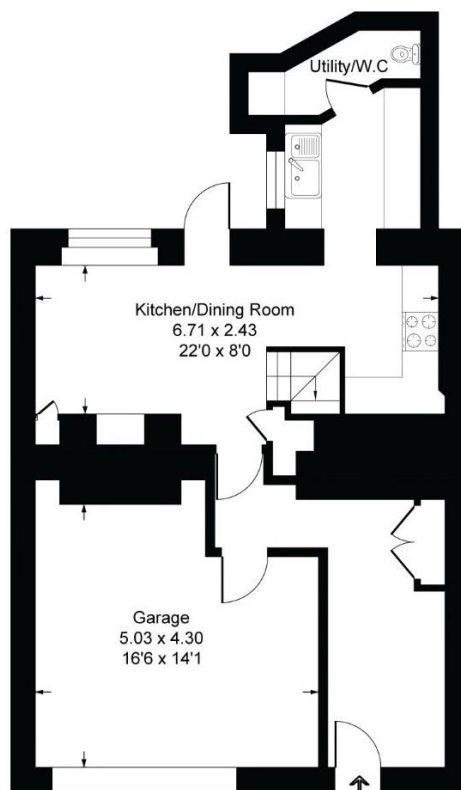
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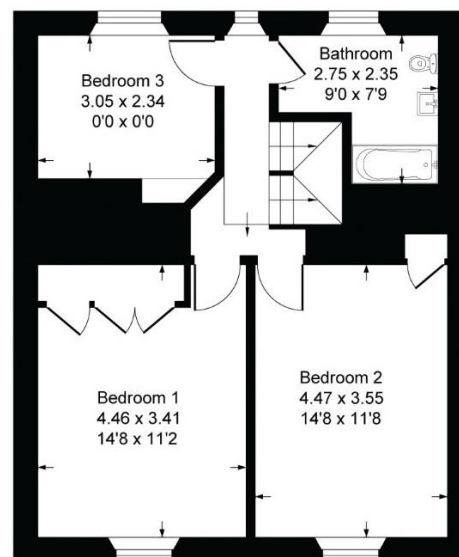
Address: 190 Plymstock Road, PLYMOUTH, PL9 7LN
 RRN: 9390-2429-5400-2674-1355



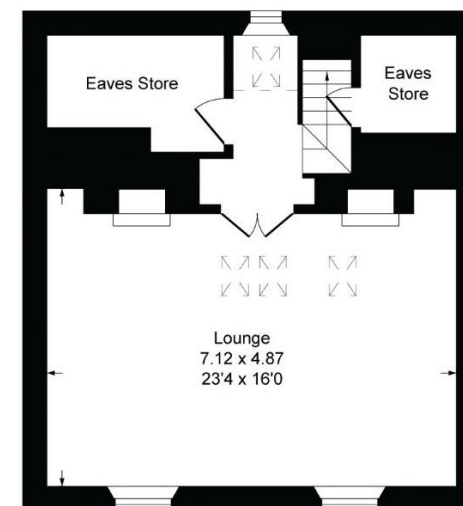
Approximate Gross Internal Floor Area = 133.6 sq m / 1439 sq ft
 Garage Area = 19.4 sq m / 210 sq ft
 Total Area = 153.0 sq m / 1649 sq ft



Ground Floor



First Floor



Second 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.



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