





Chapel House

10a Fore Street, Plympton St Maurice, Plymouth PL7 1NA



A truly exceptional Grade II Listed Georgian town house packed with period features throughout the light and spacious accommodation. The property has recently undergone an extensive refurbishment program to create a wonderful family home, full of character and interest, which still allows for modern living with a substantial garage, utility room and potential for a home office.



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Accommodation

Ground Floor

A part glazed wooden front door with stained glass panel and transom and brass door furniture leads to the Lounge which has a large multi paned window to the front, a feature fireplace with marble surround, decorative cast iron insert, and an open fire grate (not in use) on a slate hearth, in addition to a feature display niche to one side of the chimney breast, decorative ceiling rose and meter cupboard with decorative papier mâché panel. An open doorway leads to the inner hall which features stained glass windows to the side and wooden doors leading to the remaining ground floor rooms. There is a Family Bathroom which has a frosted window to the side and is fitted with a shower cubicle, low level WC, pedestal hand basin with tiled splashback and mirror fronted cabinet over, tiled floor and half panelled walls. Bedroom 3 features two multi paned windows to the side with stained glass inserts, beams to the ceiling and a built-in wardrobe. Bedroom 2 has two multi paned windows to the side, a feature inglenook fireplace with oak bressummer over, natural stone surround and a wood burning stove set on a terracotta tiled hearth and an under stairs storage cupboard. A wooden door with stained glass and decorative papier mâché panels leads to the Boot Room which is currently unassigned but could be ideal as a home office, guest suite or gym. There is a wooden stable door with glass insert leading to the side passage. The main part of the room has a dual aspect with windows to the side and rear, stone walls and floor. A stone wall separates the main part of this room from what was once a cloakroom which has a high level window to the side and plumbing remains for WC and hand basin.



First Floor

From the Lounge, a striking wooden spiral staircase rises to the First Floor Dining Room which has two multi paned sash bay windows to the front, a beautiful carved marble feature fireplace with open grate (in use) on a slate hearth and a gas point, decorative ceiling rose and cast iron radiators. Wooden bi-fold doors across the whole width of the room open up with two steps down into the Sitting Room, which is a truly spectacular living space with an abundance of natural light from skylights and multi paned windows to the side. Gorgeous decorative beams adorn the vaulted ceiling,

complemented by stripped wooden floorboards. An open doorway with oak lintel and granite quoins leads to the secondary staircase back to the ground floor, in addition to steps leading up to the Kitchen, which has a skylight and multi paned half glazed door to the side. Freestanding wooden kitchen units and wall mounted cupboards provide storage with wooden work surfaces incorporating a 1½ bowl Cooke and Lewis sink unit with mixer tap, Smeg range cooker with six-ring gas hob, space for a dishwasher and a breakfast bar, in addition to exposed beams to the vaulted ceiling and stripped wooden floorboards.



One step leads up to the Utility Room which is a generous space with skylights to both sides, terracotta tiled floor, and freestanding wooden unit with wooden work surfaces over and cupboards and drawers under incorporating a stainless steel sink unit with mixer tap, space for washing machine, tumble dryer and American-style fridge freezer. A wooden stable door with decorative brass door knocker leads outside.

Second Floor

The wooden spiral staircase continues up from the dining room and leads to Bedroom 1, which is a stunning room with a multi paned window to the front, vaulted ceiling with exposed beams and built-in wardrobe cupboards to either side of the chimney breast. A wooden door leads to the En-Suite Shower Room which is fitted with a fully tiled shower cubicle, pedestal hand basin with splashback tiling, shelf and mirror over, and an eaves storage cupboard.

Outside

To the immediate rear of the house, and accessed from the utility room, two steps lead down to the rear courtyard, which has raised flower beds bounded by low stone walls and well stocked with a variety of mature plants including roses, wisteria and euphorbia.

Two steps then lead down to the main courtyard garden, which is a truly lovely area providing a wonderful place for al fresco dining and entertaining with walled perimeters and a raised stone-walled pond planted with marsh marigold and Egyptian reed. In addition, there is a useful storage shed, raised borders with mature fig and birch trees and decorative wall panels. A bridge provides access to the kitchen, crossing over the side passage which is a useful storage area and leads into the Boot Room.



Garage and Parking

The excellent Garage is approximately four car lengths, providing ample space for a workshop and secure storage of cars, bikes, kayaks, etc. with power and light. Double doors to the front open onto School Lane with additional space to park in front, and there are three windows to the side and a pedestrian door leading to the rear courtyard.

Situation

Plympton St Maurice is located on the outskirts of Plymouth, close to the South Hams Area of Outstanding Natural Beauty. Protected by a Conservation Order and with an active local community, there is a real village feel to the area. It has a 15th century church and there are the remains of a Norman castle with motte-and-bailey which form part of the green. More contemporary facilities nearby are a Good primary school, two public houses and St Elizabeth House fine dining restaurant and hotel. In Plympton further amenities include a doctor's surgery, the Ridgeway shopping area, two secondary schools, supermarkets, library, swimming pool, tennis courts, bowling green and cricket field. The city centre of Plymouth is approximately 20 minutes away and there is a regular bus service.

Plymouth itself is an historic and vibrant waterside city, well provided with colleges, grammar and public schools, a modern university, the Peninsula Medical School, Theatre Royal and cinemas, large department stores, cafés, bistros and restaurants. The leisure facilities are outstanding with superb watersports in and around Plymouth Sound and the Plymouth Life Centre.



Outdoor pursuits are also in close proximity with cycling on the Plym Valley Cycle Trail, walking, climbing and horse-riding on nearby Dartmoor National Park, golf at Boringdon and Elfordleigh and beaches such as Wembury and Mothecombe.

Lettings

Luscombe Maye also offers an Award-Winning Lettings service. If you are considering Letting your own property, or a buy to let purchase, please contact Andrew or Alex on 01752 393330 or lettings@luscombemaye.com to discuss our range of bespoke services.



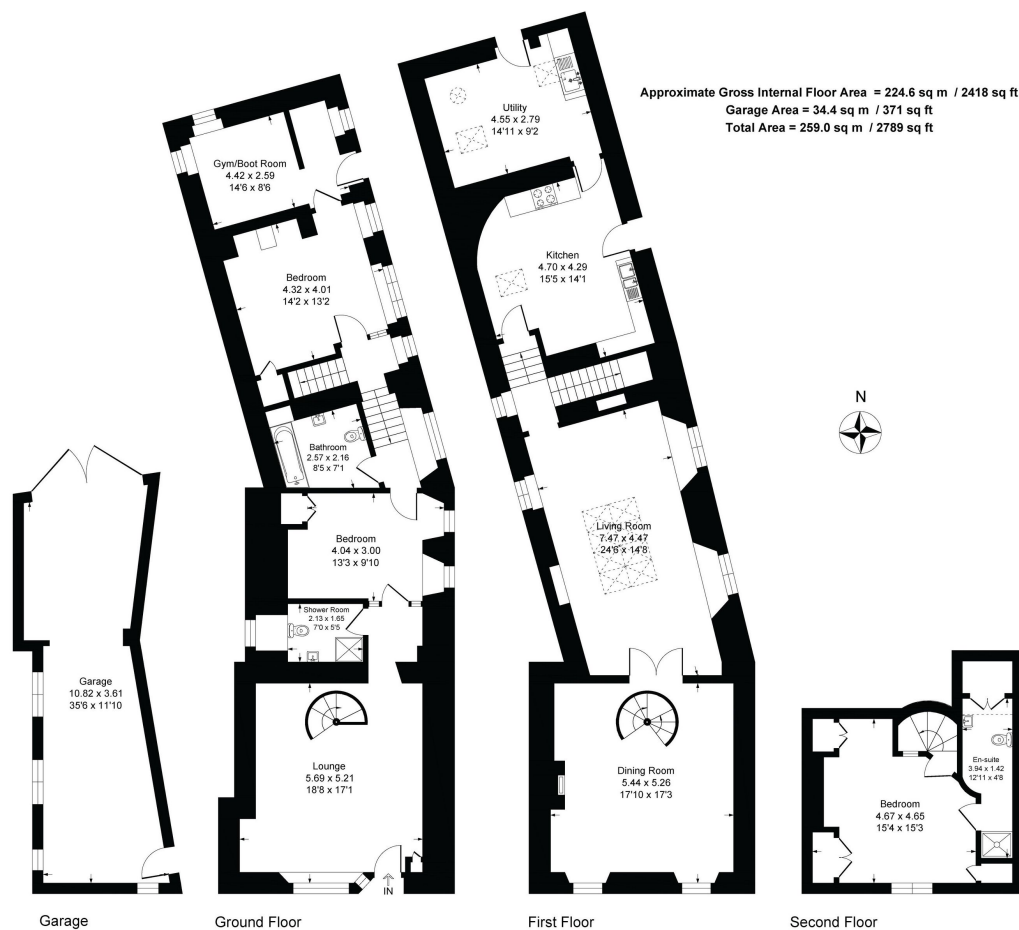


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Material Information

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