



The Clitters, Shaugh Prior, Nr Plympton PL7 5HB



Accommodation

A frosted glazed front door with frosted sidelight leads to the Entrance Hall with stairs to the first floor and a door to the Inner Hall, which benefits from a sensor light and doors to the bedrooms, bathroom and integral garage.

The Main Bedroom enjoys a dual aspect with windows to the front and rear and provides ample space for bedroom furniture with a dressing area. A door leads to the En-Suite Shower Room which has a frosted window to the rear and is fitted with a fully tiled shower cubicle, pedestal hand basin with mixer tap and heated mirror over, a low level WC and tiled walls. Bedroom 2 has a window to the rear overlooking the garden and a door leading to the En-Suite Wet Room which has a frosted window to the side and is fitted with a large walk-in shower with rainfall shower, separate hand-held shower attachment and a heated feature mosaic tiled floor, a pedestal hand basin and low level WC with wall mounted heated mirror above, fully tiled walls and floor and a heated towel rail. Bedroom 3 also overlooks the garden with a window to the rear and is fitted to one wall with built-in wardrobes, while Bedroom 4 has a window to the front, an under stairs cupboard with hanging rail and a pedestal hand basin with splashback tiling and mirror over. The Family Bathroom has a frosted window to the front and is fitted with a spa bath with mixer tap and shower attachment over, a pedestal hand basin with mixer tap, a low level WC and feature tiled walls.

First Floor

From the entrance hall, stairs rise to the First Floor Landing, where there is a loft hatch, a deep storage cupboard with useful shelving and doors to all upstairs rooms.

The Sitting Room is an exceptional room enjoying plenty of natural light and benefitting from a window to the rear overlooking the garden and stables beyond, and a large window to the front showcasing the spectacular, far-reaching rural views as far as Plymouth Sound, in addition to a wood burning stove set on a slate hearth. The Snug also enjoys the gorgeous southerly views from its large window on the front elevation. There is also a Dining Room overlooking the rear which has a useful built-in double storage cupboard with shelving, and a Home Office also to the rear elevation with an airing cupboard.

The Kitchen/Breakfast Room is another light and airy room enjoying a dual aspect with a part glazed door to the side, opening onto the bridge and providing access to the side driveway and upper garden/stables and land, and two large windows to the front taking full advantage of the gorgeous panorama. The room is fitted with a range of wall and base units with work surfaces over and cupboards and drawers under incorporating a double drainer, 1½ bowl stainless steel sink unit with mixer tap, built-in double oven/grill, a ceramic hob with extractor over, space for a dishwasher and under-counter fridge, an attractive, matching dresser-style unit with glazed display cabinets, a breakfast bar, an excellent pantry cupboard and plenty of space for table and chairs.

The Utility Room has a window to the side and is fitted with cupboards providing useful storage, with the added benefit of having space for a fridge/freezer. The first floor Shower Room has a frosted window to the rear and is fitted with a fully tiled corner shower cubicle with electric shower, pedestal hand basin with mixer tap, low level WC, heated towel rail, a cupboard housing the pressurised water cylinder and tiled walls.



Gardens

The grounds are a superb feature of this property, extending to approximately 4½ acres in total comprising the driveway and gardens, stable block and yard, woodland copse and paddocks.

To the front of the property is a driveway with turning circle, providing parking for several vehicles, with a central island. The remainder is mainly laid to lawn and planted with a number of mature specimen shrubs and trees including azaleas, magnolia and a pear tree. There is a number of granite boulders (clitters) and decorative troughs in addition to a very attractive rockery planted with a variety of spring bulbs and other plants and with a lovely raised patio area easily accessed from the kitchen and from which one can enjoy a morning coffee whilst watching the changing seasons affect the valley below. Steps lead up the side of the house to the kitchen door and bridge connecting to the side driveway. The lawn continues up around one side of the house to a raised seating area and on to a pedestrian gate leading to the stable block.

Integral Garage

The integral garage has a remote controlled electric roller door to the front, light and power, a cupboard housing the oil fired boiler, a useful butler sink and space for appliances such as washing machine, tumble dryer and fridge/freezer.

Stable Block and Barn

A secondary gated driveway leads up one side of the house to the stable block behind. A further double gate leads into the yard with the Barn 'clothed' in evergreen honeysuckle and with an attached Log Store. Double doors to the front and a pedestrian door to the rear provide entry, where there is light, power and water, plenty of built-in shelving and a workshop area. The barn could be ideal for any number of uses, including car/boat/bike workshop, and a small tractor currently stored here is available by separate negotiation.

A tertiary gate providing another level of security gives access to the stable yard, which is laid to concrete with light, power and water. There are four double skinned stables, one currently used as a secure tack room and another as a hay store.

Woodland and Paddocks

Behind the stables is a magical wooded copse, featuring a variety of mature trees and distinctive granite clitters, with paths leading through it. Beyond this area are three small paddocks with a mains-supplied water trough and a field shelter. Each paddock can be opened or closed to the others, and all feature a number of trees including holly, willow and hawthorn. The rear boundary abuts National Trust-owned moorland and wonderful hacks can be accessed straight from the property to Roborough Down, Cadover Bridge and further afield.

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:** F

Tenure: Freehold | **Construction:** Standard

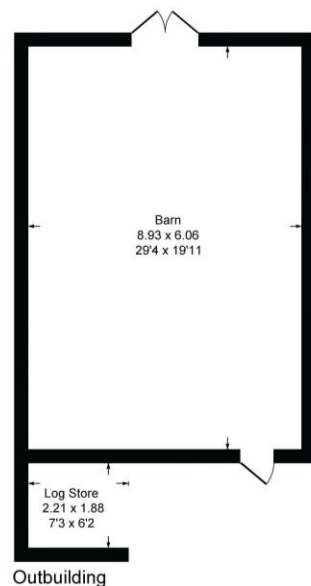
Broadband: ADSL. <https://checker.ofcom.org.uk>.

Services: Mains electricity and water. Solar PV panels. Oil fired central heating, wood burning stove. Private drainage: cesspit and soakaway located on own land, not shared with any other property.

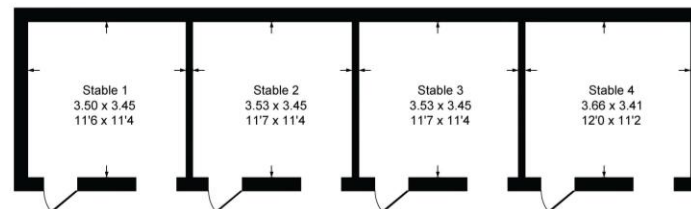
Parking: Driveway parking for several vehicles. Double integral garage.

Covenant: The neighbouring property has a Right of Access over the lower section of the driveway.



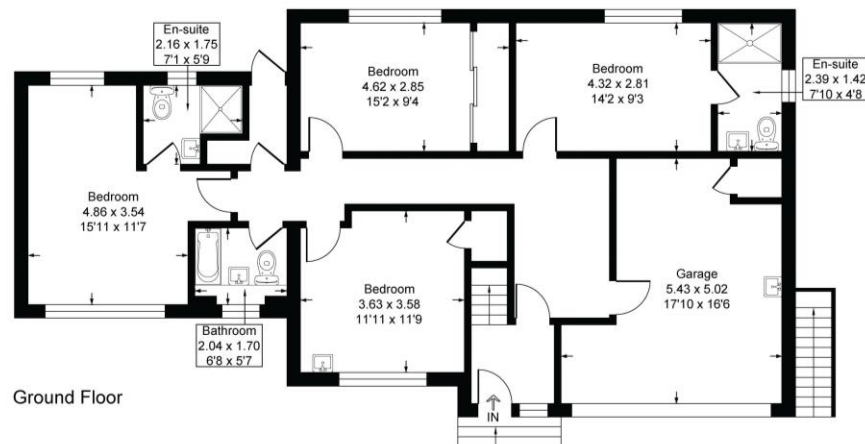


Outbuilding

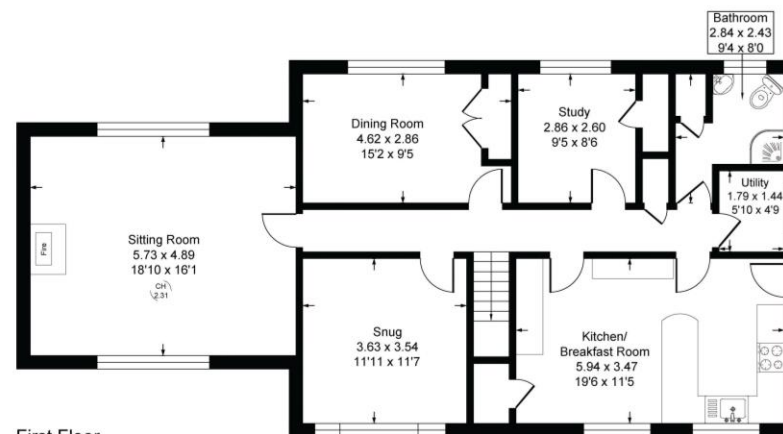


Outbuilding

Approximate Gross Internal Floor Area = 228.4 sq m / 2459 sq ft
Outbuilding Area = 104.7 sq m / 1127 sq ft
Total Area = 333.1 sq m / 3586 sq ft



Ground Floor



First 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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