





Roborough Lodge

Tavistock Road, Roborough, Plymouth PL6 7BD



Originally the gate house to Roborough Manor, this superb late Victorian family house has been extended in recent years to provide a period home which enjoys all the comforts of modern living yet packed with original features including exposed stone walls, leaded light windows, and the original veranda with decorative wooden beams. Outside, the grounds extend to approximately two acres in total including two paddocks, stable yard, extensive parking and formal gardens and outbuildings include two stables, a hay barn and a large single garage.



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Accommodation

A front door with leaded light transom leads to the **Entrance Hall** with wooden panelled doors to all rooms.

The **Sitting Room** is a lovely dual aspect 'parlour' with a bay window to the front and window to the side, featuring a functional open fireplace with ornate cast iron grate and surround on a marble hearth with display shelving and cupboards to either side of the chimney breast, one of which houses the boiler. A second **Reception Room** lies across the hall and is currently used as a home office, benefitting from a dual aspect with a bay window to the side and a further window to the front. This room also features a functional open fireplace with ornate cast iron grate and surround on a marble hearth with a useful cupboard to one side.

The **Kitchen** also benefits from a dual aspect with windows to the side and rear, the latter opening into the sun room. There is a range of fitted wall and base units with work surfaces incorporating a 1½ bowl stainless steel sink unit with mixer tap, a Rangemaster oven with five burner gas hob and extractor over, space for an American style fridge/freezer, dishwasher and under counter fridge, and splashback tiling. The **Sun Room** is a lovely addition to the house with an insulated ceiling keeping it warm in the colder months and some feature exposed stone walls. Windows span the length of the room on one side and carry on along the rear elevation incorporating French windows leading out to the garden. A door leads through to the **Utility Room** which has a window to the side with built-in dog door, and is fitted with base units with work surfaces over incorporating a 1½ bowl stainless steel sink unit with mixer tap and spaces for three under-counter appliances.



There is also a useful **Downstairs Bathroom** with two frosted windows to the side and which was fitted approximately two years ago with a matching suite comprising a panelled keyhole bath with mixer tap and rainfall shower with separate hand-held shower attachment over, an inset hand basin with cupboards under, splashback tiling and a mirror-fronted cabinet over, a low level WC and a heated towel rail.

First Floor

A stripped wooden staircase rises from the entrance hall with a lovely feature leaded light window to the side and turns to the **First Floor Landing**, which has a large Velux to the rear, a loft hatch and doors to all upstairs rooms.

There are three excellent spacious **Double Bedrooms**, two of which benefit from useful built-in storage cupboards, and two with loft hatches.



The **Shower Room** features an original leaded light porthole window to the front and is fitted with a two-in-one hand basin and WC and a fully tiled shower cubicle with rainfall shower and hand-held shower attachment.

Outside

The property is accessed through the original granite gateposts and cast iron gates leading to the extensive driveway providing parking for a large number of vehicles and bordered by protected woodland and a neighbouring field. At the front of the house there is a lovely cottage-style garden bounded by low walls with attractive metal railings.

Stone pathways meander between flower beds stocked with a variety of plants including rose, azalea and fuchsia and to the beautiful Veranda which is a lovely place to sit and enjoy the afternoon sun.

The rear garden is mainly laid to lawn with a wood store to the rear of the garage and a lovely walled sunken patio, and is planted with a wide range of mature trees and shrubs including oak, rhododendron, holly and camellia. In addition, there is a very useful hard standing area enclosed by a wooden fence which is used as a secure area for dogs with direct access to the utility room.

Outbuildings

Single Garage

Of larger than average size with an up and over door to the front, a window to the rear, light and power.

Stable Yard

The stable yard is a useful area enclosing the stables and hay barn with the additional benefits of an outside tap and automatic water trough. Two 12ft x 12ft stables with covered entrances, light and power sit at the far end of the yard.

Hay Barn

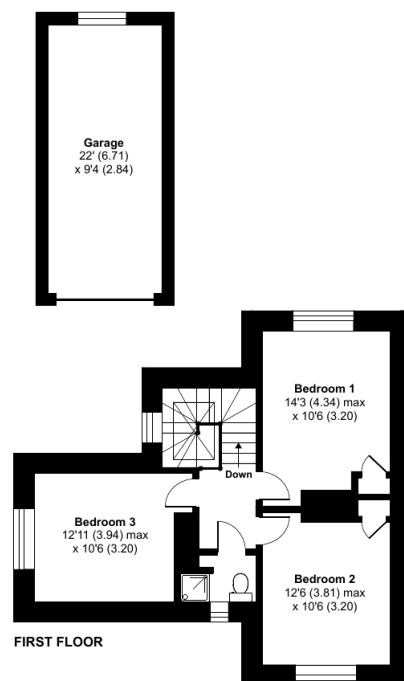
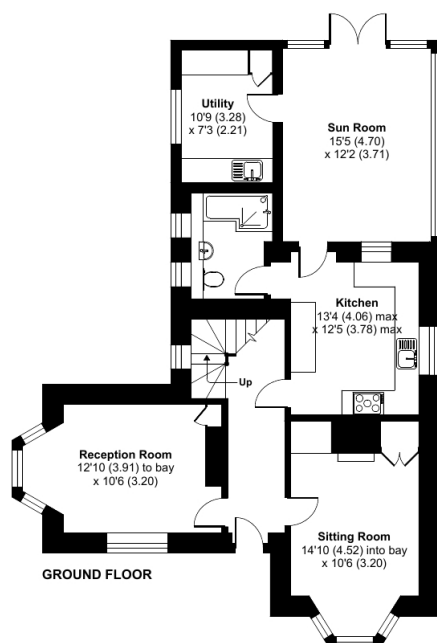
With double doors to the front allowing easy tractor access, a pedestrian door to the rear, two windows to the side and light.

Paddocks

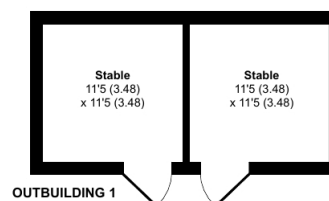
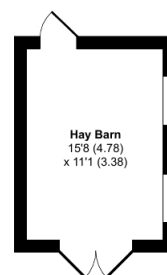
The two paddocks are bounded by post and rail fencing, are mostly level with automatic water troughs and understood to be free draining. Shade is provided by a number of trees including sycamore and oak.







Approximate Area = 1505 sq ft / 139.8 sq m
 Garage = 205 sq ft / 19 sq m
 Outbuildings = 440 sq ft / 40.9 sq m
 Total = 2150 sq ft / 199.7 sq m
 For identification only - Not to scale



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