



Connells

Spring Cottage Hemerdon Lane
Hemerdon Plymouth



Property Description

Nestled in the charming village of Hemerdon, this delightful 3-bedroom detached cottage exudes character, offers stunning countryside views and is set in an idyllic village on the outskirts of Plympton.

The property is full of character and history with charming beamed ceilings, deep window recesses, a cosy living room with plenty of light and a country-style kitchen. Each of the three bedrooms is thoughtfully decorated, offering serene views of open fields and lush greenery. The family bathroom is modern with a built-in bath and a separate shower cubicle.

The cottage also features well-maintained gardens, an historical water well, barbecue area and vegetable plot, perfect for enjoying the peaceful surroundings. This idyllic retreat provides a perfect escape from the hustle and bustle of city life.

Hemerdon is a small village that lies between Plympton & Sparkwell, with a rural surrounding its residents can enjoy the peaceful country setting it has yet still only a few minutes drive away to major amenities, shops and schools. Set at the heart of the village is the renowned 'Miners Arms' pub, another social hub for the village and visitors alike. The village has its own Village Hall and parkland, perfect for dog walking or a place to sit and watch the sun go down!

These properties are rarely available to market and an early internal viewing comes highly recommended to appreciate all that this lovely home has to offer!

Entrance Hall

Double glazed door to the front elevation, door access to kitchen and dining room, storage space housing tumble dryer, space for coats and shoes

Lounge

16' 3" x 12' 8" (4.95m x 3.86m)

Double glazed window to the front elevation, double glazed sliding doors to the side elevation, electric radiator, wooden beams, stairs to first floor and door access to downstairs WC

Dining Room

7' 4" x 10' 4" (2.24m x 3.15m)

Double glazed window to the rear elevation, electric radiator, wooden beams

Kitchen

17' 2" x 7' 5" (5.23m x 2.26m)

Double glazed windows to the front and rear elevation, base units, stainless steel sink and drainer, space for fridge freezer, washing machine and dishwasher, electric oven and induction hob, part tiled, wooden beams

Downstairs Wc

Double glazed window to the side elevation, wash hand basin and vanity unit, low level WC, part tiled

Landing

Double glazed window to the front elevation, two skylights, loft access, storage cupboards, electric radiator

Bedroom One

12' 8" x 9' 7" (3.86m x 2.92m)

Double glazed window to the side elevation with countryside views, built in wardrobes, electric radiator

Bedroom Two

10' 9" x 9' 6" (3.28m x 2.90m)

Double glazed window to the rear elevation, double bedroom, electric radiator

Bedroom Three

9' 3" x 9' 9" (2.82m x 2.97m)

Double glazed window to the rear elevation, double bedroom, electric radiator

Bathroom

6' 9" x 7' 9" (2.06m x 2.36m)

Double glazed window to the front elevation, four piece suite comprising of a built in bath with traditional chrome mixer tap, concealed cistern toilet, separate shower cubicle, Belfast bathroom sink, storage units with shaving plugs, chrome heated towel rail, fully tiled

Garden

South facing wrap around garden to three sides of the property, picturesque features with a historical Water Well, patio area with countryside views, barbecue area, vegetable patch

Shed

Wooden shed approx 38 ft with electrics

Parking

Bricked driveway for 2/3 cars

Special Features

New wiring throughout, floors and walls been insulated, new water immersion heater, loft fully boarded housing boiler





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01752 345 135
E plympton@connells.co.uk

110 Ridgeway Plympton
 PLYMOUTH PL7 2HN

EPC Rating: F

view this property online connells.co.uk/Property/PLN306958

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PLN306958 - 0002