



Connells

Pomphlett Road
Plymouth



Property Description

A charming 5-bedroom detached period property built in 1937, originally serving as a milk farm. This unique residence offers a blend of historical significance and modern comfort.

Situated on a spacious plot, the property boasts a beautifully maintained garden, providing a serene and picturesque setting. The garden is perfect for outdoor activities, gardening enthusiasts, or simply enjoying the tranquillity it offers.

Adding to its appeal, the property features outouses that provide convenient storage options for various belongings, ensuring a clutter-free living space. Additionally, there is ample parking available, accommodating multiple vehicles with ease.

Retaining its character, the house showcases stunning period features throughout, including original architectural details, decorative elements, and craftsmanship of the era. These unique touches provide a glimpse into the property's rich history, allowing residents to appreciate its charm and character.

Furthermore, an annex is attached to the property, offering additional flexibility and potential. Whether you envision it as a guest suite, a home office, or a separate living space for extended family, this annex provides a versatile solution to meet your requirements.

Entrance Porch

Basement

A fully converted basement with a radiator and a window to the front aspect.

Hallway

Leading from the porch the hallway has a radiator and the original oak flooring. A beautiful staircase leading up to the first floor.

Lounge

16' 6" x 13' 10" to chimney (5.03m x 4.22m to chimney)

A dual aspect lounge with original sash windows to the side and front aspect, a radiator, open fireplace with wood burner and the original oak flooring.

Kitchen

16' 2" x 12' 5" max (4.93m x 3.78m max)

A spacious fitted kitchen comprising; matching wall and base units with complimentary work surface over, sink with drainer unit, double gas oven, 5 ring gas hob with range cooker, tiled splashback, tiled flooring and a window to the side aspect.

Dining Area

14' 9" x 10' 10" (4.50m x 3.30m)

Dual aspect sash window to the side and double glazed windows to the rear aspect, a radiator and tiled flooring.

Conservatory

13' 1" x 8' 1" (3.99m x 2.46m)

Leading from the kitchen the conservatory has double glazed windows to the side and front aspect and tiled flooring.

Bedroom Five / Home Office

13' 9" x 11' 5" (4.19m x 3.48m)

Currently used as a bedroom this room could also be used as a home office. There is a sash window to the front aspect and a radiator.

Snug

13' 6" x 12' 10" (4.11m x 3.91m)

Rear Hall

Leading from the kitchen the hallway gives access to the games room and utility room/ downstairs shower room. There is tiled flooring and a double glazed windows to the side aspect.

Utility Room

16' 8" x 9' 4" (5.08m x 2.84m)

Plumbing for washing machine, airing cupboard, tiled flooring, door leading out to the garden and another door leading out to the side.

Cloakroom / Shower Room

A downstairs shower room comprising; low level flush WC, wash hand basin, shower cubicle and tiled flooring.

Annex

24' 1" x 14' 2" (7.34m x 4.32m)

A spacious annex located to the rear of the property with beautiful exposed beams, oak flooring and two double glazed sash windows to the rear aspect.

First Floor Landing

The first floor landing has a single glazed sash window to the front aspect, a radiator and loft access.

Bedroom One

16' 8" max x 15' 7" into recess (5.08m max x 4.75m into recess)

Bedroom one is a double room with original sash windows to the rear and side aspect, a radiator and fireplace with gas fire.

Bedroom Two

15' 7" x 11' 3" Plus door recess (4.75m x 3.43m Plus door recess)

The second bedroom is a double room with dual aspect single glazed sash windows to the side and rear aspect and a radiator.

Bedroom Three

12' 11" x 13' 8" (3.94m x 4.17m)

Bedroom three is a double room with dual aspect original sash windows to the front and side aspect and a radiator.

Bedroom Four

13' 8" x 11' 2" (4.17m x 3.40m)

The fourth bedroom is a double room with single glazed sash window to the front aspect and a radiator.

Bathroom

The family bathroom comprises; WC, freestanding roll-top bath, walk in shower, his and hers wash hand basins, a radiator, extractor fan, part tiled and a single glazed sash window to the rear aspect

Outside Front

To the front of the property is driveway with a large parking area with parking for multiple cars, mature planting beds and patio seating area to the side.

Outside Rear

To the rear of the property is a spacious low maintenance rear garden with multiple patio seating areas perfect for entertaining. There is also a pergola with space for a hot tub, gated access to both sides and original outbuildings for storage or log stores.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: F

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Tenure: Freehold



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