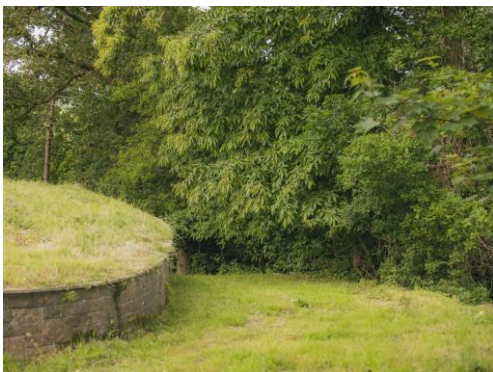




Connells

Mill Plantation Hill Park
Lutton Ivybridge



Property Description

Making its debut on the market after over 40 years, this property offers not just a home, but a canvas for your aspirations and lifestyle. Just a stones throw from the secluded village of Lutton, this four bedroom, detached bungalow will make you the most perfect home.

The property is approached from the quiet country lanes and nestled just before the stunning village of Lutton. Tucked away at the top of the lane, the property is hugged by its lawned gardens and tree lined boundaries. Arriving through the front door, the light, airy entrance hallway leads off into corridors of the surrounding rooms. The lounge boasts dual aspect views across Cornwood which are second to none and completely uninterrupted, the wood burner is the centre piece of the room and perfect for those snug winter evenings.

The four bedrooms are all generous in size, the master has built in wardrobes and space & plumbing for an ensuite.

Moving onto the kitchen at the other wing of the property, this has ample opportunity to be developed into the soul of the property! Outside, the spacious front and rear gardens surround the property, giving you the feel you are at one with nature. There is so much scope for development subject to planning.

The electrics have recently been updated throughout, as well as all new energy efficient windows throughout. The property has been designed for an air source heating system to be added, but please note, there is currently no source of heating.

Entrance Porch

Entrance Hall

Cloakroom

Lounge

11' 10" x 17' 10" (3.61m x 5.44m)
Log burner focal point. Large bright room.

Dining Room

9' 10" x 10' (3.00m x 3.05m)
Serving hatch. great views.

Kitchen

11' 10" x 10' (3.61m x 3.05m)
Wall and base units. 1 1/2 sink and drainer.
Gas hob. Electric oven.

Bedroom 1

19' 4" x 9' 10" (5.89m x 3.00m)
Double. Fitted wardrobe. Space ready to fit en suite.

Bedroom 2

12' 5" x 9' 10" (3.78m x 3.00m)
Double. Fitted wardrobe.

Bedroom 3

12' 1" x 9' 11" (3.68m x 3.02m)
Ample fourth bedroom

Bathroom

ready to fit.

Rear Garden

Tranquil garden. Huge space.

Parking

Outbuilding

17' 1" x 17' 9" (5.21m x 5.41m)

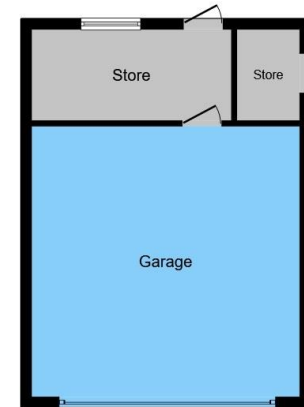








Floor Plan



Outbuilding

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

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EPC Rating: F

Tenure: Freehold

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