



16 Church Road

16, Church Road, Plympton, Plymouth, Devon PL7 1NH



Plymouth City Centre Approx 5 miles.
Exeter Approx 40 miles. Newquay Approx 55 miles.

A fine example of an elegant and sympathetically refurbished Grade II listed family home. This beautifully presented property has an abundance of charm and character throughout and is situated in the sought after conservation area of Plympton St.Maurice.

- Extended Grade II Listed Property
- Bespoke, Quality Fitted Kitchen with Utility Area overlooking Garden
- Three Reception Rooms
- Study
- Four Bedrooms
- Master Bedroom with Dressing Area & En-Suite Bathroom
- Pretty South Facing Garden
- Versatile Accommodation Set Over Three Floors
- Freehold
- Council Tax Band D

Offers In Excess Of
£500,000



Situation

The sought after village of Plympton St Maurice is ideally situated within an area of conservation and is by-passed by major roads. It has a pretty 15th Century church and the remains of a Norman Castle overlooking the village green, which plays host to the annual Midsummer Summer Festival Lamb Feast. Local amenities are just a short stroll away with where the Ridgeway shopping area which has a variety of shops, banks and chemists to choose from. Excellent primary and secondary schools are within walking distance and local leisure facilities include swimming, tennis courts, bowling green and cricket field. Plympton St Maurice has a vibrant and active community enjoying a variety of social events. Perfectly located with excellent links to the A38/Devon Expressway and the favourable sunny beaches of the South Hams Coast and Countryside.

Description

A stunning Georgian property which has been sympathetically refurbished and extended to the highest of specifications throughout. The versatile accommodation is set over three floors providing a balanced family home. There is a delightful cottage style, south facing garden with mature planting which also boasts a store with workshop area.

Accommodation

The property is entered via an attractive entrance hall with a staircase to the first floor and doors leading to the kitchen and two reception rooms, which are currently utilised as a library/snug and dining room - both with wood burning stoves. The bespoke shaker style

Kitchen/Breakfast room benefits from a separate utility area with W.C. Doors lead through to the Dining room whilst French doors take you out to the garden. The first floor landing gives access to a modern four piece family bathroom, double bedroom, study and the light and spacious sitting room which can also access the Study which is generous in size and has a Juliet balcony with a pleasant outlook. Stairs rise to the second floor leading to a single bedroom, large double bedroom with vaulted ceiling and the luxurious master bedroom which also features a vaulted ceiling, dressing room and a stunning four piece, En-suite bathroom.

Outside

There is a delightful, south facing cottage style garden to the rear of the property. This charming and peaceful outside space has stone paving and cobble paths amongst the mature planted shrub/flower beds. The sitting area is perfect for enjoying your morning coffee or family BBQs. There is also a storage shed with workshop area.

Services

Mains Water/Drainage, Electric.
Gas Central Heating - Combi -Boiler Installed 2021.
Based on the latest data available to Ofcom
BT Superfast broadband.
Mobile Coverage is standard with EE & Three likely available at the property.

Directions

What3Words - [///button.wish.wings](https://www.what3words.com/what3words-button-wish-wings)



Approximate Gross Internal Area = 211.3 sq m / 2275 sq ft

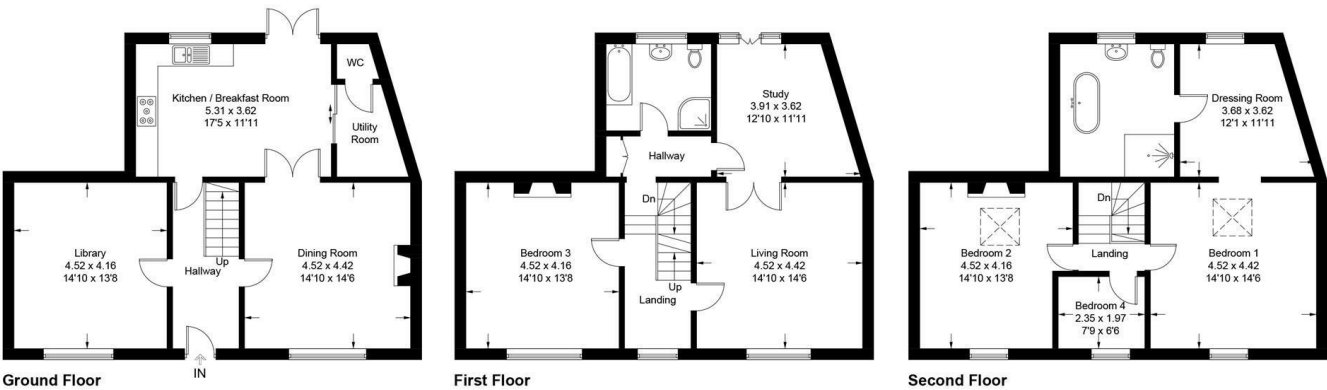
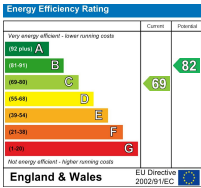


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1114633)

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