



Wolverwood Farm





# Wolverwood Farm

Plympton, Plymouth, PL7 1UD

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

A fine example of a stylish and beautifully versatile property which can be utilised as two separate homes offering an abundance of space along with the opportunity for those seeking multi-generational living or a holiday let business opportunity. Situated in a peaceful location within a gated, private plot of approx. 3.5 acres.

- Stunning Six Bedroom Family Home
- Multigeneration Living or Business Opportunity
- Large Detached Business Unit
- Gated Drive with Parking & Garage
- Freehold
- Stylish Kitchen with Open Plan Living
- High Specification Throughout
- Approx. 3.5 Acres
- Council Tax Band C

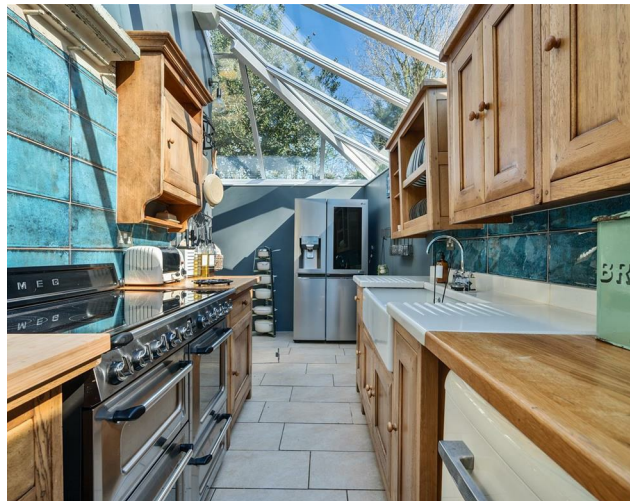
Guide Price £1,750,000

Situated on the outskirts of sought after Plympton St.Maurice with a pretty Church and the remains of a Norman Castle overlooking the village green, which plays host to the annual Midsummer Festival Lamb Feast. Local amenities are just a short stroll away, at the Ridgeway shopping area which has a variety of shops, banks and chemists to choose from. Excellent primary and secondary schools are all within walking distance and local leisure facilities include swimming, tennis courts, bowling green and a cricket field. Wolverwood Farm is a simply stunning property extended and renovated to a high specification throughout, comprising the original, three-bedroom farm house with an extension providing additional modern, open plan living with a further two double bedrooms both En-suite and the Master bedroom suite with En-suite, dressing room and feature free standing bath. External benefits include a detached Business unit providing work, office and storage space along with parking for multiple vehicles and paddock.

Mains gas, electric and water. Private drainage.

Wood Burning Stoves & Underfloor heating in both sides of property.

Based on the latest data available to Ofcom Superfast broadband and mobile coverage from EE, O2 & Vodafone are available at the property.









IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(31-40) G		
Not energy efficient - higher running costs		
	56	74
England & Wales		
EU Directive 2002/91/EC		

Plymhouse, 3 Longbridge Road, Plymouth, PL6 8LT

plymouth@stags.co.uk

01752 223933



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London