

Warleigh Acre

Tamerton Foliot, Plymouth, Devon





Warleigh Acre

Old Warleigh Lane, Tamerton Foliot, Plymouth, Devon

A lovely modern family home that offers peace, quiet and tranquillity on the western boundary of the historic village of Tamerton Foliot. The far-reaching views over Tamerton Lake and the close proximity to Plymouth and Tavistock coupled with the extremely high quality of interior and the breath-taking indoor swimming pool make the property most desirable.

Plymouth 5 miles, Tavistock 12 miles, Exeter 46 miles, Exeter Airport 49 miles
(Distances and times are approximate)

Entrance hall | Dining room | Living room | Kitchen | Utility room | Office | Cloak room/WC

Leisure complex including: Indoor swimming pool | Gym | Shower room | Plant room

Principal bedroom with dressing room and en suite bathroom with access out to balcony | Guest suite | Two further bedrooms | Family bathroom | Fifth bedroom/study

Double garage | Private parking

Gardens and grounds | Two fields

Gross Internal floor Area (approx.): 6,577 sq ft (611 sq m)

Garage: 542 sq ft (50.4 sq m)

In all about 4.32 acres



Exeter

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Warleigh Acre – For sale freehold

Warleigh Acre is an immaculate new build property that was completed in 2007. The indoor pool and leisure complex were added in 2012. It is situated on the edge of Tamerton Foliot and enjoys lovely views out across the rolling countryside and over Tamerton Lake, a small tributary of the River Tamar in the foreground. The property is surrounded by pasture and park land and comes with two paddocks accessed off the lane that extend to about four acres in total. A mixed fruit orchard, neatly laid tree and hedge planting enhance this special and tranquil space. The property is approached up a no-through lane and as a result is very private and peaceful.

First impressions are fabulous. The driveway is approached through granite pillars with the forecourt providing parking for a number of vehicles and/or boat/horse trailers. Off the parking area is a detached double garage with space for two large vehicles. Planning permission has also been granted to create a one-bedroom apartment annexe above the garage and a stable block/store in the paddocks.

The entrance porch leads through into a reception hallway with oak stairs leading up to the first-floor galleried landing. This hallway provides open plan living through to the dining room and access to the lawns and seating area through sliding doors. To the front through double oak glazed doors is a sitting room and to the rear through double oak glazed







doors is a kitchen/breakfast room. The sitting room has two sets of sliding doors that lead out to the west facing front lawn and a panoramic screened window with views over the lawns. The large kitchen/breakfast room at the rear has a bespoke central island, black gloss units with white Corian work surfaces throughout, there are twin integrated Miele appliances, beyond the kitchen is the matching utility room. The kitchen enjoys views towards Cann Woods across the valley and has access to the rear of the property and the southern lawns. Accessed off the entrance hallway is a downstairs cloakroom, W.C. and mains service cupboard. Beyond this is a large office which has sliding doors leading out onto the front terrace. This office could also be used as

a cinema room, additional sitting room or a sixth bedroom/ self-contained flat as it has its own entrance. Beyond the office is a stunning leisure complex which consists of a 12.5mtr x 4.8mtr (25% Olympic) indoor swimming pool with Travertine tile walls and flooring. Off this through sliding doors is a self-contained gym with its own air-conditioning, Sonos surround sound music system and T.V. Beyond this is a full plant room. The swimming pool hall and water are program temperature controlled. Within the pool area is a sitting area and bi-fold doors which lead out onto the upper front terrace. There is also a separate area that is wired and plumbed for a sauna and hot tub. Off this is a changing room and shower room.





The pool and leisure complex won the LABC “Self Build Extension of the Year” award across the whole of the Southwest region in 2012.

Oak stairs lead up to the first-floor galleried landing and atrium, above which is a sky lantern roof creating a light and airy feel. There are a total of five bedrooms and a family bathroom. Two of the bedrooms have juliet balconies off them with views out across the water and one of these two bedrooms has its own en-suite shower room. The fifth bedroom is currently used as a study and has a door leading out onto a west-facing balcony with Millboard decking. The principal bedroom has sliding doors leading out onto the balcony and a large dressing room with a Travertine tiled en-suite bathroom with a double shower. There is also a bath within the principal bathroom. This bathroom has underfloor electric heating.

The property has gas boiler central heating via vertical radiators. The property has oak floors throughout the downstairs and carpets to the upstairs. It has mains electricity, gas, telecoms, Sky and water and is connected to the mains drainage network. The property has high speed broadband and there are Wi-Fi boosters positioned throughout the house.

Outside to the front and side of the property is laid lawns and there is an elevated grass/patio terrace with views out across Tamerton Lake. The two paddocks across from



the main house are particularly special and ensure that the property owns its views down to the waterside. The property has a lovely secluded and peaceful feel to it and enjoys far reaching rural views. However, it is within less than five minutes walking distance to the three pubs and convenience store/Post Office within the village and is within easy commuting distance to both Plymouth and the main A38.



Tamerton Foliot, West Devon

Located to the west of Plymouth and on the Tamar Valley boarder of Devon, Tamerton Foliot is a picturesque village just 3 miles from the A 38 and 6 miles from Plymouth City Centre.

The South Devon Coast is arguably one of the most sought-after waterfront locations in the UK with an uncommonly temperate climate and golden beaches, coastal paths and fantastic sailing.

Dartmoor is only 5 miles away with its fantastic scenery and walks.

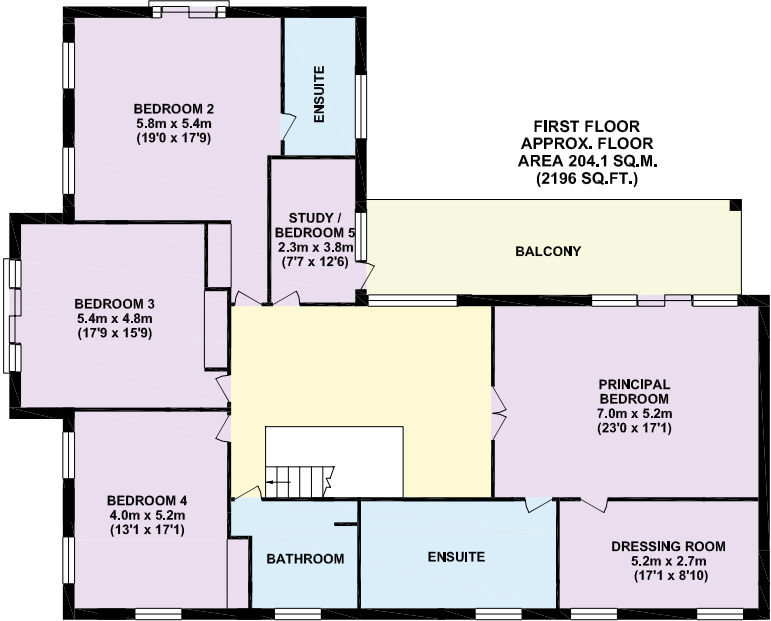
Schools: For those looking for schooling, there are a number of local schools that come with high regard; of particular note is Plymouth College Independent (5 miles). Mount Kelly in Tavistock is 12 miles away.

Shopping: Plymouth (5 miles), with its busy town centre and historic Barbican, has all the high street familiars.

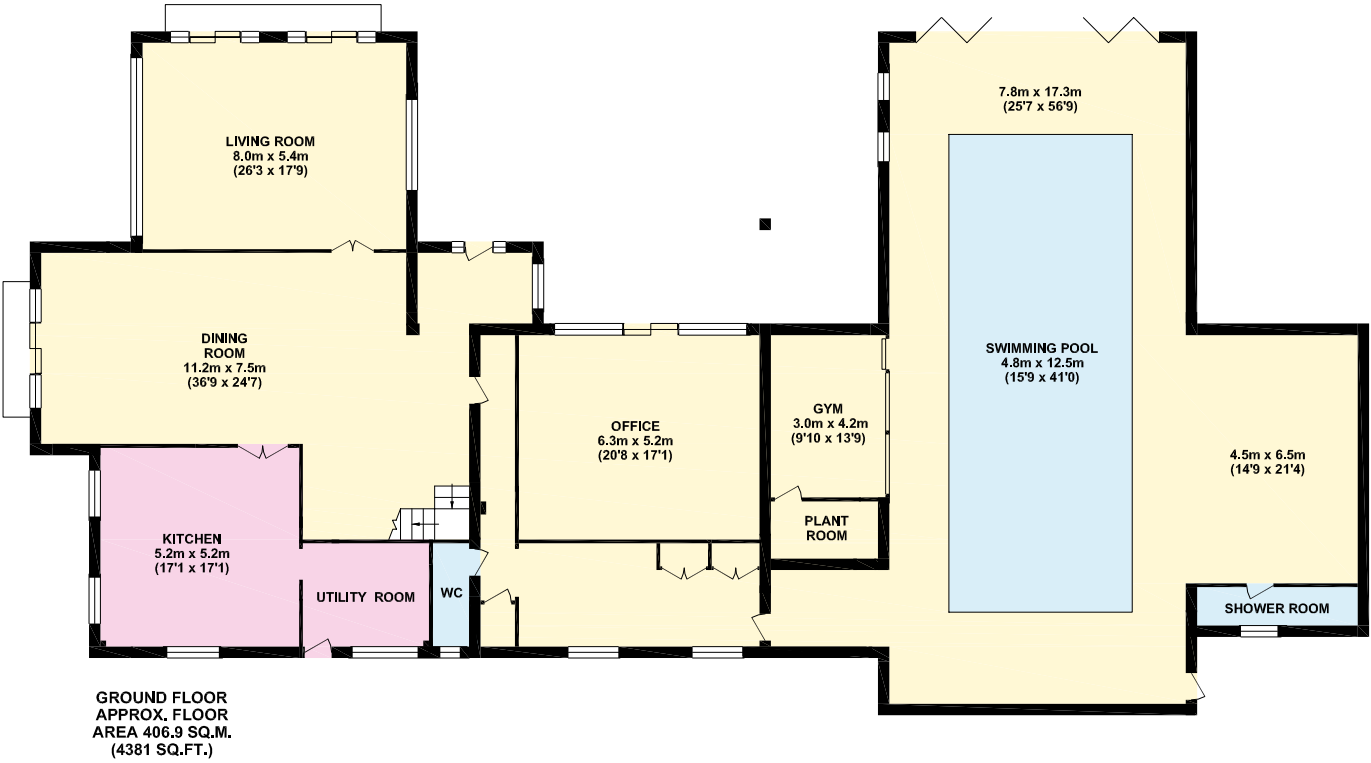
Sailing and Watersports: The South Coast of Devon has numerous sandy beaches, coves and sheltered anchorages, all of which make it an excellent base for sailing, water sports, boating and long walks along the beautiful coastline/ beaches. Plymouth has five top class marinas and river moorings in the nearby River Tamar or River Plym.

**Approximate Gross
Internal Floor Area
611 Sq.M. - (6577 Sq.Ft.)**

This plan is for guidance only
and must not be relied upon
as a statement of fact.
Attention is drawn to the
Important Notice on the
last page of the text of the
Particulars



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





Travel by Car: The A38 dual carriageway, only about 3 miles away (10mins), provides access to the national motorway network at Exeter.

Travel by Train: There are good Intercity rail services from Plymouth which links directly to London Paddington (3 hours 18 minutes).

Travel by Air: Exeter Airport is 45mins drive away and offers a number of national and international flights via London Gatwick (under 1 hour flight away).

Services

Mains water, gas, telecoms and electricity. Swimming pool heated via heat exchanger and air source unit.

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings are specifically excluded from the sale. However, certain items will be available by separate negotiation.

Local Authority

Plymouth City Council



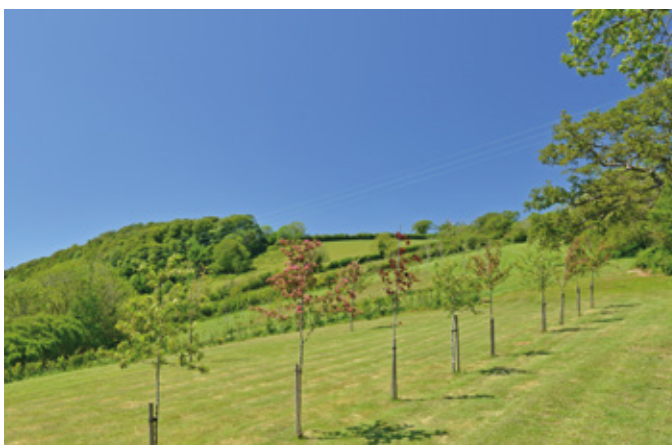
Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP.

Directions (PL5 4ND)

From Exeter take the A38 signposted for Plymouth. After 39 miles pass over the Marsh Mills roundabout and leave the dual carriageway at the Manadon junction, signposted for the city centre and Tavistock. At the roundabout take the fourth exit signposted for Tavistock A386. After a short distance take the next exit signposted Tamerton Foliot. At the next roundabout take the second exit for Tamerton Foliot.

On entering the village of Tamerton Foliot you will pass Saint Marys Church on right followed by the Kings Arms also on the right. Then take your third left turn into Station Road. Turn immediately right into Old Warleigh Lane. The property is at the end of this no-through lane through the gates on the right.



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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