



Asking Price £425,000

Presenting this stunning detached property, meticulously transformed into a contemporary masterpiece, stands proudly in the vibrant village of Tamerton Foliot. Ascend the steps to the entrance, where a grand lobby and convenient downstairs WC welcome you. The main floor unveils a modern kitchen boasting high-end fixtures and integrated appliances, seamlessly blending style and functionality. Entertain in the expansive living/dining area, enhanced by a bespoke log burner and bi-folding doors leading to the landscaped rear garden. Ascending to the upper levels, discover four generously sized double bedrooms, including a luxurious master suite adorned with ample fitted wardrobes and a lavish ensuite. An equally exquisite family bathroom caters to the remaining bedrooms. The lower ground floor unveils a remarkable transformation, now housing a thriving catering business. This versatile space features an open-plan kitchen/living area, complemented by an additional room, currently configured as a bedroom. Beyond lies a spacious void area, with the potential to create a bathroom and creating a fantastic self contained annex. Outside, a substantial driveway provides parking for multiple vehicles, while the contemporary landscaped garden offers an idyllic setting for outdoor gatherings and family enjoyment. With its flawless fusion of modern design and practical living, this property epitomises luxury living in a sought-after locale.

Seven Stars Lane, Tamerton Foliot, PL5 4NN

Accommodation Comprises

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Entrance Porch

Entrance Hall

Downstairs WC

Lounge/Dining Room 7.13m (23'5") x 4.08m (13'5")

Kitchen 3.63m (11'11") x 2.97m (9'9")

First Floor

Bedroom One 3.47m (11'5") x 3.29m (10'10")

En Suite

Bedroom Two 3.36m (11'0") x 2.49m (8'2")

Bedroom Three 2.56m (8'5") x 2.29m (7'6")

Bedroom Four 2.56m (8'5") x 2.26m (7'5")

Bathroom

Lower Ground Floor/Annex

Kitchen/Living Space 4.99m (16'4") x 3.71m (12'2")

Bedroom/Studio Room 3.5m (11'6") x 3.33m (10'11")

Cellar

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



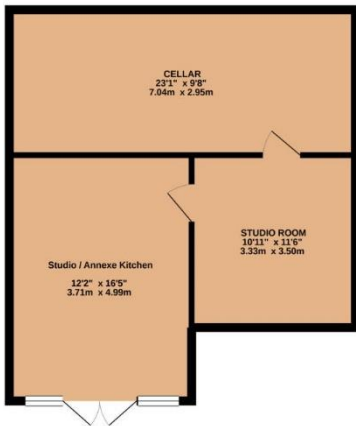




BASEMENT
549 sq.ft. (51.0 sq.m.) approx.

GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.

1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		57	72
EU Directive 2002/91/EC			

TOTAL FLOOR AREA : 1647 sq.ft. (153.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1% FEE

0^{WK} CONTRACT

FULL SERVICE ESTATE AGENTS

NO SALE NO FEE

