



Luscombe Maye  
Since 1873

# Chapel Street, Ermington

4 2 1



## DESCRIPTION

Welcome to Highborough House, nestled on the edge of the welcoming village of Ermington. This well presented 4-bedroom character home offers the perfect blend of charm and modern convenience. From the moment you step inside, you'll be greeted by the home's delightful features and traditional fireplaces.

The living spaces effortlessly balance comfort and functionality. The layout seamlessly connects the reception room, conservatory and kitchen, creating an inviting atmosphere for both relaxation and entertaining. The newly renovated kitchen/breakfast room benefits from integrated appliances, ample counter space and custom cabinetry. Whether you're a seasoned chef or simply enjoy preparing meals, this kitchen caters to all your culinary desires. A separate utility room with fitted units, space and plumbing for a washing machine along with an adjoining shower room with WC is a useful addition for any household.

The home boasts four bedrooms on the first floor, providing ample room for family members or guests and the main bedroom benefits from a door leading out onto a patio at the rear of the house. The bathroom has been tastefully updated and comprises of a white suite of panel enclosed bath with shower over, wash hand basin and WC.

The property's outdoor space is an extension of the home's charm. A well-maintained garden offers a peaceful retreat where you can enjoy your morning coffee, host gatherings, or simply relax. A number of areas throughout the garden offer superb views over the village to Ermington Woods. A newly installed summer house provides ample storage for gardening equipment and outdoor furniture. Attached to the house, the car port has power and light connected, along with an EV charging point and provides further storage space and under cover parking. The property has benefitted from recent upgrades to include:- New kitchen, new shower room, new bathroom, new doors and carpets throughout the first floor and a new conservatory. In addition the property has very recently had a new roof and solar panels installed along with an EV charging point.



# Highborough House, Chapel Street, Ermington, PL21 9NE

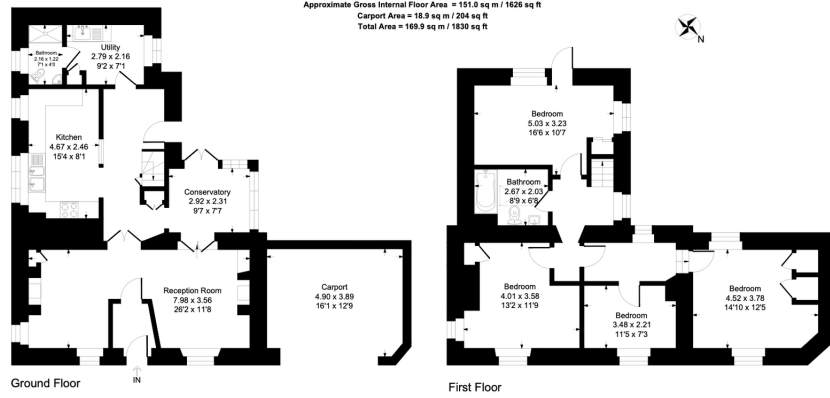


Illustration for identification purposes only, measurements are approximate, not to scale.

- Beautifully Presented
- Four Bedrooms
- Lovely Garden
- Wonderful Community
- Edge of Village Location
- Detached Character Cottage
- Recently renovated
- Car Port
- Walking distance to 'Outstanding' Primary School
- Solar panels and EV charging point



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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