



Luscombe Maye

Since 1873

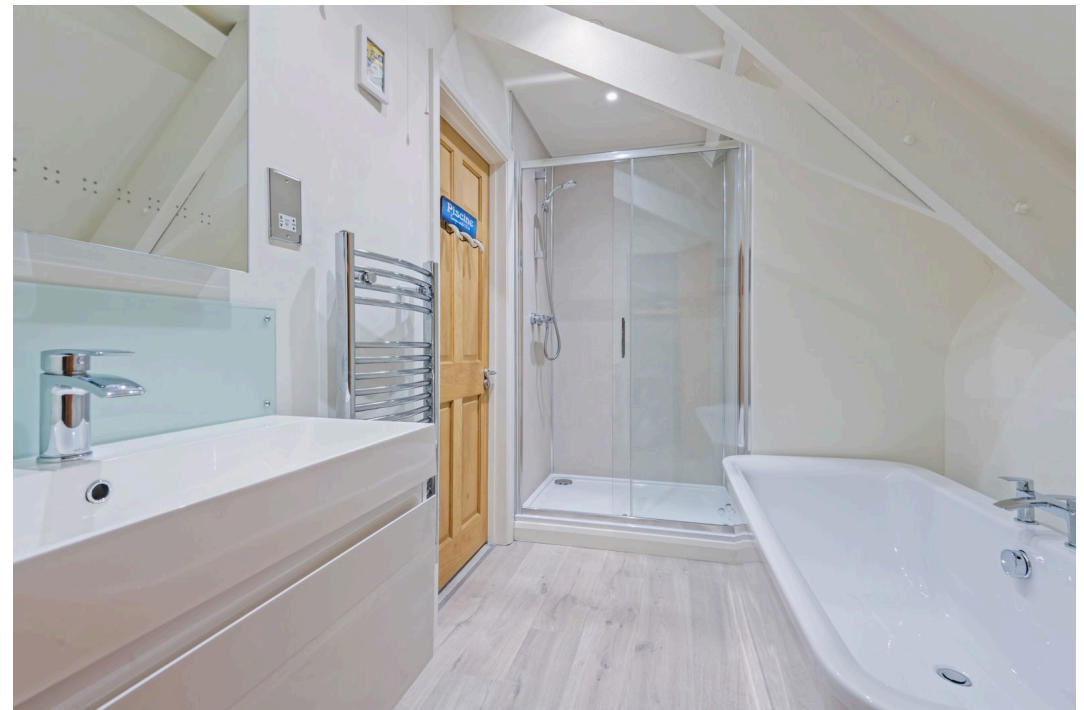
Stoke Road, Noss Mayo, Plymouth, Devon, PL8 1JG

Guide Price £495,000

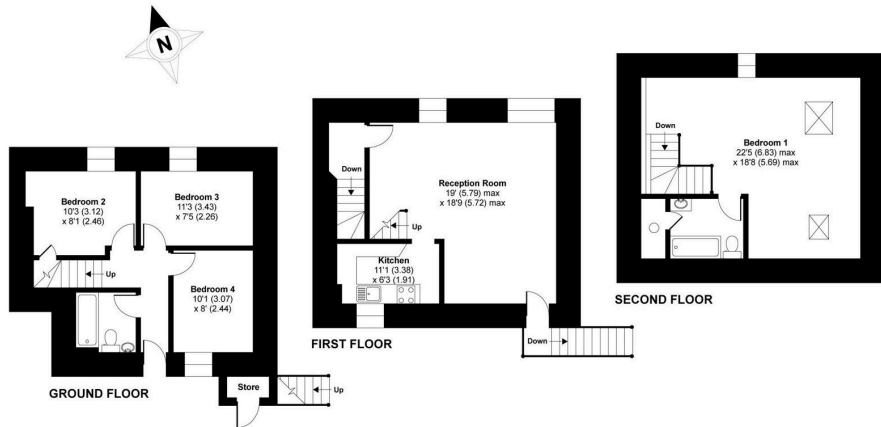
🛏️ 4 🚿 2 🚗 1



DESCRIPTION Rockpool Cottage is a delightful 4 bedroomed mid terraced cottage set within the beautiful Grade II Listed conversion of Rowden Court. This property has been used by the current owners as both a peaceful holiday retreat and successful holiday let, but is equally well suited to a low maintenance main home. Arranged over 3 floors the property is accessed from one of the sheltered inner courtyards. On the ground floor are 3 well proportioned bedrooms and a stylish family shower room. Stairs lead up to the first floor, open plan living room with beamed ceiling, electric wall-mounted feature fireplace and ample space for sofas and dining table. The kitchen is sleek and modern with white composite Unistone worksurface, wall and base units. The kitchen is well appointed with a range of high quality appliances to include induction hob, electric oven and grill, microwave, dishwasher, fridge and freezer. A raised breakfast bar provides an informal dining area. A stable door leads outside onto a stone landing with steps leading back to the inner courtyard. The 2nd floor primary suite, with walk-in wardrobe and en-suite bathroom, exudes the charm and character of this beautiful home with vaulted ceilings and exposed beams. **OUTSIDE** Rowden Court sits within several acres of beautifully manicured lawns and landscaped gardens. Residents have exclusive access to a private tennis court, barbeque area and ample parking. Owners also have a lock-up storage facility and residents can use the discreet, fenced area for clothes drying and bin storage. A communal games room and laundry is also part of the freehold. **FURTHER INFORMATION** As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you. However, we recommend that you verify any information given during the conveyance process. **Tenure:** Leasehold with Share of Freehold. Lease is 999 years from 1989. The whole complex at Rowden Court is run as a limited company. All owners have a one eighteenth share of the company and the company owns the freehold. The board is run by owner/shareholders who have a vested interest in ensuring delivery of a quality environment at an economic cost. The annual management fee is currently payable in two instalments of £2,867.96. and includes maintenance of the roof, grounds and sewage plant, External Painting, Pointing and Building Insurance.



APPROX. GROSS INTERNAL FLOOR AREA 1238 SQ FT 115 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
Copyright nichecom.co.uk 2014 Produced for Luscombe Maye REF : 501480

- Beautiful Character Cottage with Stylish Interior
- Standard Construction
- Broadband: ADSL. Mobile Signal: <https://checker.ofcom.org.uk/>.
- Communal Landscaped Grounds and Tennis Court
- Water: Mains. Sewerage: Private Owned Treatment Works
- Ideal HolidayLet or Low Maintenance Home
- Electric: mains. Electric heating
- Walking Distance to South West Coast Path
- Council Tax: Band D South Hams District Council
- Parking: Communal Off Road Parking



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.



Newton Ferrers:
Newton Hill, Newton Ferrers PL8 1AA
01752 872417
newtonferrers@luscombemaye.com
www.luscombemaye.com