



Falcon
fine

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Manadon Cottage

Manadon, Plymouth, PL5 3UY

Guide Price £750,000 - £800,000





In Brief

A stunning DETACHED period property with immense character, parking and GARDENS

Reception Rooms Fabulous 42ft sitting room / living room plus separate dining room.

Bedrooms 4 double bedrooms plus two en-suites.

Heating Gas central heating

Area 2318 Sq Ft

Tenure Freehold

Parking Driveway parking for numerous cars

Council Tax F

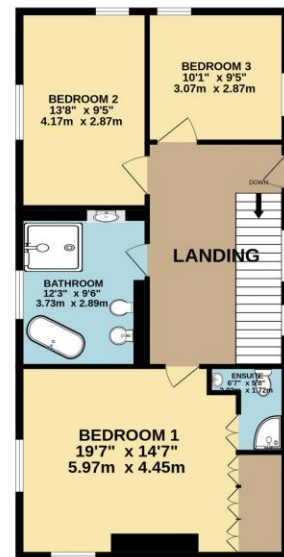
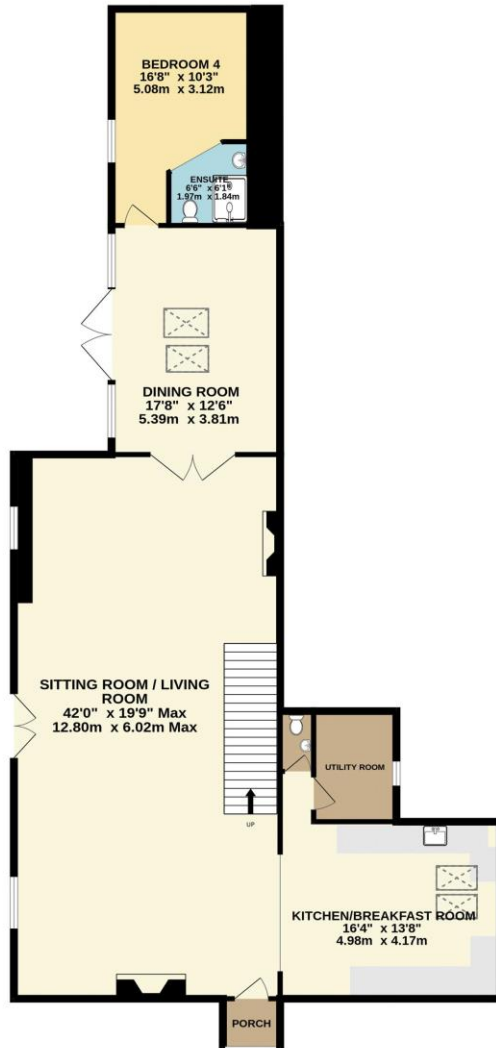
Description

This magnificent 4 double bedrooomed detached property is located in what would have been the grounds to Manadon House, allegedly one of the oldest houses in the Plymouth Area, and was originally part of the Naval College and possibly built as the Chapel to the main house around 1680. The property is tucked away in an incredibly convenient spot close to Derriford hospital and a short drive to Plymouth's City Center. The property itself, steeped in history, has been sympathetically and stylishly converted with a wealth of original features such as the beautiful 'chapel' arched windows. The main Manadon House was, until 1995, the official residence of the Captain of the Royal Naval Engineering College (HMS Thunderer) which together with 100 acres and associated buildings had been a training college for R.N. engineer officers since the 1950's. The site was subsequently sold off for residential development and Manadon House together with the Chapel and Stables were ring-fenced by the Plymouth City Council to protect its delightful setting and historic significance. The front door opens into the fabulous hugely spacious sitting room / living room which measures approx. 42ft x 19'9ft with the focus one end on a gorgeous open fire and a chapel arched window. The flooring is oak and there are grand double doors that open into the separate dining room which has a 'wall of glass' effect along one side with doors into the garden. Beyond the dining room is a sunny double bedroom with en-suite shower room. The kitchen / breakfast room which opens off the living space is simply gorgeous and so well fitted with a stylish range of units with granite work tops and Travertine floor tiles. There is a utility and a downstairs w/c. Off the first-floor landing there are three further double bedrooms with the main bedroom having an en-suite shower room. The family bathroom is stunning with both a walk-in shower and a freestanding bath. The property has gas central heating from two boilers in the utility room. To the rear and side of the property you will find the gardens. There is a fabulous patio seating area with a great feeling of privacy being walled in with some beautiful trees offering some welcome shade on a sunny day. This is clearly a perfect entertainment area, great for social gatherings and alfresco dining! Steps lead up to the the main garden area which has a wonderful 'park' like feel. It is laid to lawn and enclosed by hedging with some wonderful established trees as focal points. There is parking available for numerous cars in the private parking area / drive immediately in front of the house.

Floor Plans

GROUND FLOOR
1509 sq.ft. (140.2 sq.m.) approx.

1ST FLOOR
809 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA : 2318 sq.ft. (215.3 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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