



Station House Station Road

Elburton, Plymouth, PL9 8DN

Price On Application



Unique opportunity to acquire Station House in Elburton situated in Station Road, close to the original location of the GWR Elburton railway station. The property comprises a detached 2-storey house & a large separate garage/workshop set within large gardens with plentiful off-road parking. The internal accommodation briefly comprises an open-plan kitchen/dining room with an adjacent double-glazed conservatory, separate lounge, 4 bedrooms, family bathroom & master ensuite shower room, ensuite dressing room, 2 utility rooms, office and an indoor swimming pool. Double-glazing & central heating.



STATION HOUSE, STATION ROAD, ELBURTON, PL9 8DN

ACCOMMODATION

OFFICE 13'10 x 10'6 (4.22m x 3.20m)

Door leading to outside. Window to the front elevation. Laminate flooring.

INNER HALLWAY 10'7 x 5'6 (3.23m x 1.68m)

Providing access to the remaining ground floor accommodation. Spiral staircase leading to the first floor.

INDOOR SWIMMING POOL 28'1 x 15' approximately (8.56m x 4.57m approximately)

Accessed internally, the swimming pool is heated and filtered and has a pool cover. Windows to 2 elevations. Door leading to the outside.

LOUNGE 18'6 x 10'5 (5.64m x 3.18m)

Window to the side elevation.

BEDROOM THREE 13'5 x 10'2 (4.09m x 3.10m)

Cupboard housing the consumer unit. Windows to the front and side elevations.

BEDROOM FOUR 10'2 x 8'3 (3.10m x 2.51m)

Plumbed with a wc and integral basin (Macerator rather than plumbed into the mains). Window to the side elevation.

DRESSING ROOM 8'3 x 7'1 (2.51m x 2.16m)

Adjacent to bedroom four.

GROUND FLOOR UTILITY 10'1 x 7'3 (3.07m x 2.21m)

Work surface with storage cupboards beneath. Inset sink. Space for washing machine. Space on work surface for tumble dryer. Wall-mounted chrome towel rail/radiator. Recessed boiler cupboard.

FIRST FLOOR LANDING

Providing access to the first floor accommodation.

KITCHEN/DINING ROOM 21'10 x 11'7 (6.65m x 3.53m)

An open-plan room with a seating area. Ample space for table and chairs. Matching kitchen cabinets, work surfaces and tiled splash-backs. Stainless-steel one-&a-half bowl single drainer sink unit. Built-in double oven and grill. Additional built-in oven with hob above. Space for American-style fridge-freezer. Built-in dishwasher. Window to the side elevation. Double-glazed doors opening into the conservatory.

CONSERVATORY 16' x 9'7 (4.88m x 2.92m)

Constructed in uPVC double-glazing with fitted blinds beneath a pitched roof. Lovely views over the garden. Door leading to outside.

FIRST FLOOR UTILITY ROOM 10'10 x 6'4 (3.30m x 1.93m)

Work surface and storage cabinets. Space for washing machine. Space for tumble dryer. Window to the side elevation.

BEDROOM ONE 19'4 x 10'9 incl ensuite shower room (5.89m x 3.28m incl ensuite shower room)

Built-in wardrobes and cupboards. Window to the front elevation. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM

Enclosed shower featuring a fixed head with an additional rinsing attachment, wc and wash handbasin with cupboard beneath and wall-mounted cupboard above. Chrome towel rail/radiator. Tiling to the walls with waterproof panelling with the shower. Obscured window to the side elevation.

BEDROOM TWO 13'9 x 10'9 (4.19m x 3.28m)

Window to the front elevation.

FAMILY BATHROOM 10'8 x 6'10 (3.25m x 2.08m)

Large Jacuzzi-style 2 person bath with a mixer tap shower, wc with concealed cistern and basin with cabinet beneath. Additional storage cupboards. Chrome towel rail/radiator. Fully-tiled walls. 2 obscured windows to the side elevation.

DETACHED GARAGE/WORKSHOP 39'6 x 15'9 (12.04m x 4.80m)

A generous masonry-built garage and workshop offering potential for development or conversion subject to any necessary consent.

OUTSIDE

Station House is approached via a long driveway providing plentiful off-road parking. There is also parking for further vehicles beside the driveway, in front of the garage. The garden to the front is laid to lawn enclosed by stone-walling. Between the front of the property and the garage is a further parking area and another area of garden. Alongside the property is a garden laid to lawn which continues to the rear garden. The rear garden is also laid to lawn with mature shrubs and a composite decking area laid adjacent to the conservatory.

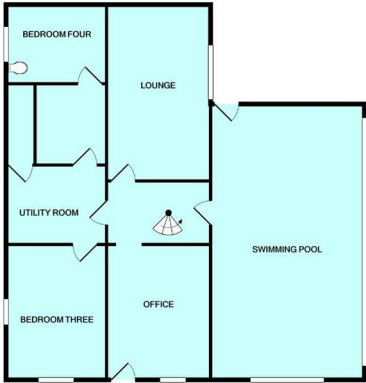
AGENT'S NOTE

Leased solar panels.

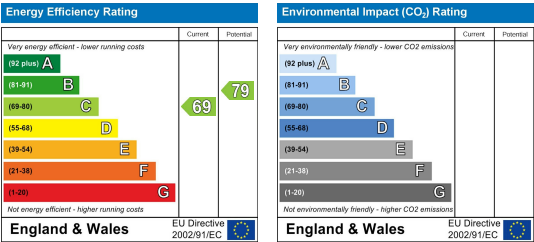
Area Map



Floor Plans



Energy Efficiency Graph



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