



1 Battershill House Arcadia Road

Elburton, Plymouth, PL9 8EG

£440,000



Located in the heart of Elburton village is this lovely semi-detached Grade II listed farmhouse. The accommodation, briefly comprises a feature main living room leading to the kitchen/dining room, downstairs cloakroom/wc, conservatory, 3 bedrooms & bathroom. Beautiful enclosed private garden offering a southerly aspect. Detached self-contained cabin within the gardens offering additional Airbnb income. Off-road parking to the front of the property.



ARCADIA ROAD, ELBURTON, PL9 8EG

ACCOMMODATION

Access to the property is gained via the part obscured glazed entrance door opening into the main living area.

LIVING ROOM 16'1" x 15'1" (4.92 x 4.62)

Feature fireplace with inset gas fired burner which is a lovely focal point of the room. Under-stairs storage cupboard. Timber floor. Stairs rising to the first floor accommodation. Double doors leading into the conservatory.

CONSERVATORY 12'7" x 10'2" (3.84 x 3.12)

Pitched glass roof. Power. Windows to 2 elevations. Double doors leading out onto the garden.

KITCHEN/DINING ROOM 16'4" x 10'8" incl kitchen units (4.98 x 3.26 incl kitchen units)

Series of matching eye-level and base units with wooden work surfaces. Inset one-&-a-half bowl sink unit with mixer tap. Space and plumbing for a dishwasher. Please note that the free-standing range gas cooker that is in situ will be included within the sale price of the property. Space and plumbing for washing machine. Space for fridge-freezer. Walk-in pantry cupboard in one corner of the room. Timber floor. Windows to the front and side elevations. Part-glazed door leading to the rear porch.

REAR PORCH

Double-glazed window to the side elevation. Glazed door leading out to the garden. Door leading into the cloakroom/wc.

CLOAKROOM/WC 4'6" x 3'11" at widest points (1.38 x 1.21 at widest points)

Sink unit with vanity cupboard beneath and low level toilet. Vertical towel rail/radiator. Double-glazed window to the rear elevation.

FIRST FLOOR LANDING

Loft hatch. Window to the rear elevation. Doors providing access to the first floor accommodation.

BEDROOM ONE 16'4" x 7'8" (4.98 x 2.34)

Window to the rear elevation.

BEDROOM TWO 9'0" x 8'10" (2.75 x 2.71)

Window to the front elevation.

BEDROOM THREE 9'3" x 7'1" (2.83 x 2.16)

Window to the side elevation.

BATHROOM 5'4" x 6'11" (1.64 x 2.13)

Comprising a spa bath with mixer tap, spray attachment, shower unit with spray attachment over and folding shower screen, sink unit with mixer tap with a cupboard beneath and a low level toilet with boxed-in cistern. Built-in linen cupboard. Vertical towel rail/radiator. Obscured double-glazed window to the side elevation.

OUTSIDE

To the front of the property there is a parking area providing parking for a number of vehicles with an adjacent gravelled area. Double gates lead through to the rear. The rear garden is divided into 2 distinct sections. One of which has the detached cabin and overlooks a walled-enclosed lawned section of garden with a pond and attractive mature flowered and planted borders. Flagstone paving leads to the cabin and extends around through the garden arch to the second section of garden. This section is adjacent to the conservatory and there is a paved area with steps leading down to lawned terraced sections of garden. There is a timber shed and the garden is enclosed by timber fencing and stone walling. There are a number of mature trees, flowering plants and bushes.

CABIN 18'4" x 7'6" (5.60 x 2.29)

Windows to 2 elevations. Separate shower area with a shower cubicle and a toilet with sink. Power and lighting.

Please note that the current owner has used this as an Airbnb to provide an additional income.

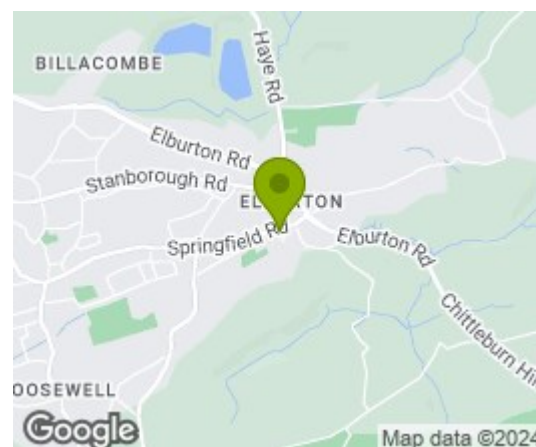
COUNCIL TAX

Plymouth City Council
Council tax band C

SERVICES

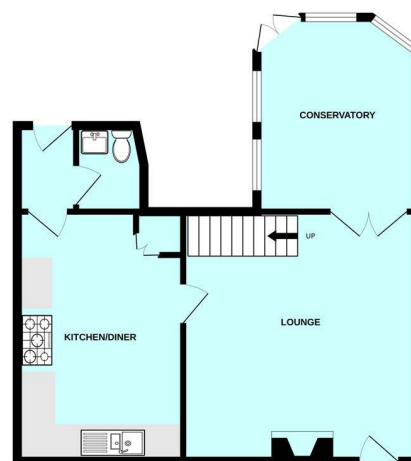
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map



Floor Plans

GROUND FLOOR



1ST FLOOR



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.