



Milford House Old Warleigh Lane

Tamerton Foliot, Plymouth, PL5 4ND

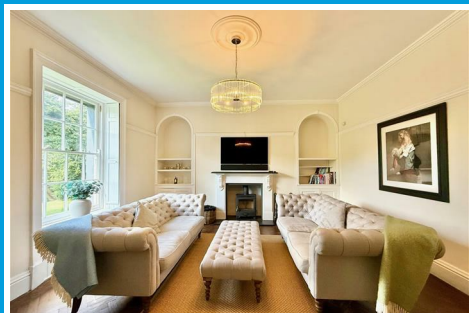
£799,950



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MILFORD HOUSE, TAMERTON FOLIOT, PL5 4ND

SUMMARY

Beautifully-presented Grade II listed Georgian house oozing character with an attractive slate hung facade set within grounds offering a high degree of privacy & seclusion. Electric gates provide access & there is plentiful off-road parking & a detached double garage. The accommodation briefly comprises an entrance porch & hallway together with drawing room, sitting room, superbly-fitted kitchen, separate dining room & a ground floor office/optional 6th bedroom. On the first floor there are 5 bedrooms, gym & bathroom. Basement room with wine cellar. This is an exceptional opportunity as these beautiful old houses do not come to the market very often. Viewing is highly recommended. Being sold with no onward chain.

ACCOMMODATION

Front door opening into the entrance porch.

ENTRANCE PORCH

11'1 x 5'7 (3.38m x 1.70m)

Glazed to 3 sides underneath a pitched glazed roof. There are lovely views over some of the grounds and across to the church. Front door opening into the hallway..

HALLWAY

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs storage. Door opening onto stone steps leading down to the basement and wine cellar. Door to the outside to the rear.

DRAWING ROOM

16'8 x 15'9 (5.08m x 4.80m)

Window to the front elevation with lovely views over the grounds. Fireplace with a wood burning stove set onto a slate hearth. Built-in storage with cupboards and shelving either side of the chimney breast. Picture rail. Hard wood parquet flooring.

SITTING ROOM

15'5 x 13'9 (4.70m x 4.19m)

Window to the front elevation with views over the grounds. Fireplace with an ornate surround, tiled inset and slate hearth. Storage with cupboards and shelving either side of the chimney breast. Coved ceiling. Picture rail.

OFFICE/GROUND FLOOR BEDROOM SIX

14'1 x 9'8 (4.29m x 2.95m)

Window to the side elevation. Picture rail.

DINING ROOM

12'8 x 12' (3.86m x 3.66m)

Window to the rear elevation. Built-in storage. Picture rail. Hard wood parquet flooring. Doorway opening into the kitchen.

KITCHEN

17'3 x 12'7 (5.26m x 3.84m)

Superbly-fitted kitchen with a range of base and wall-mounted cabinets featuring matching fascias and polished granite work surfaces. Built-in twin bowl sink unit with a work-top mounted mixer tap above. Range-style cooker. Space for an American-style fridge-freezer. Integral dishwasher. Ample space for dining. Dual aspect with windows to the front and side elevations with nice views over the grounds. Travertine stone floor. Feature exposed natural stone work to one wall. Doorway opening into the laundry.

LAUNDRY

11'7 x 8'8 (3.53m x 2.64m)

Wall-mounted gas boiler. Coat hooks. Built-in dresser. Space for washing machine and tumble dryer. Quarry-tiled floor throughout. Doorway providing access to a downstairs cloakroom/wc.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a wc and a basin set into a cabinet. Matching quarry-tiled floor.

BASEMENT

17' x 14' (5.18m x 4.27m)

Accessed via stone steps descending from the entrance hall. Stone flagged floor. Exposed natural stone work. Window to the front elevation.

WINE CELLAR

13'2 x 4' (4.01m x 1.22m)

FIRST FLOOR LANDING

8'6 x 6'11 (2.59m x 2.11m)

Providing split-level access to the first floor accommodation. Feature vaulted ceiling. Glazed skylight. Loft hatch.

BEDROOM ONE

15'11 x 14'1 (4.85m x 4.29m)

Window to the front elevation with lovely views over the grounds towards surrounding woodland. Chimney breast with fireplace featuring a cast inset and slate hearth. Picture rail.

BEDROOM TWO

14'3 x 13'1 (4.34m x 3.99m)

Window to the front elevation with lovely views over the grounds towards woodland. Built-in storage either side of the chimney breast. Feature fireplace with cast inset and tiles.

BEDROOM THREE

14'3 x 14'2 (4.34m x 4.32m)

Window to the side elevation with lovely views over the village towards the Church. Fireplace with a cast inset. Built-in storage.

BEDROOM FOUR

12'6" x 12' (3.81m x 3.66m)

Window to the rear elevation. Fireplace with a cast inset and slate hearth. Built-in storage. Doorway providing access through to the gym.

GYM

23'11" x 11'6" (7.29m x 3.51m)

Window to the side elevation with views over the courtyard. Wall-mounted mirrors. Built-in storage. Cupboard housing the hot water cylinder.

BEDROOM FIVE

10'10" x 6'11" (3.30m x 2.11m)

Window to the front elevation with lovely views over the grounds towards woodland. Picture rail.

VESTIBULE

Window to the side elevation. Access to the bathroom. Built-in cupboard with shelving.

BATHROOM

12'1" x 9'1" (3.68m x 2.77m)

Comprising a free-standing claw and ball-footed roll-top bath with floor-mounted mixer tap, separate walk-in shower, pedestal basin with a medicine cupboard above and a wc. Heated towel rail. 2 obscured windows to the side elevation.

GARAGE

23'8" x 15'10" (7.21m x 4.83m)

Panelled throughout in timber. Pitched roof with a glazed window in the gable end. Remote access door to the rear elevation. 2 sets of double doors to the front elevation allowing access from 2 sides. Power and lighting.

OUTSIDE

Milford House is accessed through electric gates opening onto a sweeping tarmac driveway leading to the house and providing ample parking and

turning. The grounds enjoy a south-westerly aspect and are laid to lawn with a variety of mature planting and trees. There is also a barbecue area to the front to take advantage of the lovely views over the grounds. Alongside the western elevation is a walled courtyard laid to stone paving and chippings with external pedestrian access if required. To the rear there is a lean-to log store and an outside tap with a large Belfast-style sink. The grounds reflect the character of the property and offer a high degree of privacy and seclusion.

COUNCIL TAX

Plymouth City Council

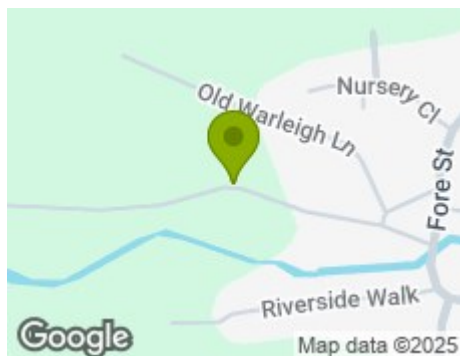
Council tax band E

LOCATION

Tamerton Foliot is a historic village located on the north western edge of Plymouth, Devon, England. Despite being incorporated into the city of Plymouth in 1951, it has retained much of its traditional village charm and character. The village is situated near the confluence of the River Tamar and River Tavy, offering scenic views and access to natural beauty. The area offers various walking trails, such as the AONB Discovery Trail, which starts at the village green near the Kings Arms pub. The location is well positioned for buyers that are looking for a Village feel but at the same time being commutable to Derriford and Nuffield hospital and Plymouth City Centre.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Plymouth Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

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