



The Stable Block Sparkwell, Plymouth, PL7 5DG

Guide Price
£175,000



MILLINGTON TUNNICLIFF

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Exe
mnt



EPC

TBC



FULL DESCRIPTION

GROUND FLOOR

MAIN BARN

23' 7" x 21' 6" (7.19m x 6.56m)

windows to both sides, entrance doors, door opening to:

THE STABLES

21' 5" x 16' 4" (6.54m x 4.98m)

Stable entrance door, window to side, vaulted ceiling.

FIRST FLOOR

HAY BARN

23' 7" x 21' 6" (7.19m x 6.56m)

Located above the main barn with windows to front and opening to side.

GARAGE

21' 7" x 12' 7" (6.60m x 3.84m)

Windows to front and twin entrance doors.

EXTERIOR

There will be a communal courtyard at the front giving access to The Stable Block/Barn and Fursdon Cottage. There will be Rights of Way over this area for the two dwellings. To the rear of the property there is a large mainly level lawned garden which will be sub divided with the section closest to the Stable Block retained. Boundaries will be confirmed by the Solicitor in due course.

PLANNING

The Stable Block is attached to a residential dwelling known as Coachman's Cottage. No Planning has been submitted and it is likely to be granted for residential, but the agents can't guarantee this. The Seller will consider a lock out agreement with prospective purchasers, subject to negotiation.

COUNCIL TAX

Not applicable at this stage.

EPC

EPC exempt.

SERVICES

Mains electric is laid on. It is proposed that the Stable Block will share the use of a septic tank/treatment plant with Fursdon Cottage. We await confirmation whether mains water is connected.

AGENTS NOTE

At the point of negotiations the Planning status of the Stable Block will be discussed as will the connection of utilities. The exact boundary to be retained by the Stable Block will be pinned out and then followed up with a filed plan.

FLOORPLAN



Total area: approx. 186.7 sq. metres (2010.1 sq. feet)

DIRECTIONS

CONTACT

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