Milford House, Old Warleigh Lane

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Tamerton Foliot, Plymouth, , PL5 4ND

Plymouth Railway Station 5 miles • Derriford Hospital 2.5 miles • Exeter Airport 49 miles

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A handsome Grade II Listed Georgian residence set within circa 0.7 acres with sweeping driveway, detached garage, and south facing gardens.

- Detached Grade II listed Georgian Residence
- Gated Entrance and Sweeping Driveway
- Enclosed Courtyard
- Freehold
- Generous Plot Extending to Circa 0.7 Acres
- Ample Parking and Double Garage
- Well Presented Throughout
- Council Tax Band E

Guide Price £775,000

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SITUATION

Milford House is an impressive period home occupying a quiet and elevated position within the historic village of Tamerton Foliot. With road access to the front and rear the property enjoys attractive southerly views across a verdant valley.

Located on the north-western edge of Plymouth, Tamerton Foliot has retained much of its traditional charm and character. The village is surrounded by beautiful countryside and offers a wealth of opportunities for walking and outdoor recreation, including access to the Tamar Valley and the AONB Discovery Trail, which begins near the village green. The village benefits from a range of local amenities including a primary school, parish church, village stores and traditional public houses, creating a strong sense of community. Its convenient location also makes it particularly appealing for those seeking a more rural lifestyle without sacrificing accessibility, with Plymouth city centre and the A38 all within easy reach.

DESCRIPTION

Milford House is a handsome Grade II Listed Georgian residence set within approximately 0.7 acres of secluded grounds, accessed via electric gates and a sweeping driveway. This elegant slate-hung home is bursting with period features including beautiful sash windows, impressive fireplaces, and original cabinetry. The generous and versatile accommodation has been sympathetically upgraded and offers three reception spaces, a kitchen/breakfast room, five double bedrooms, a gym/loft room and a substantial cellar.

The tiered garden slopes away from the house and is mostly laid to lawn with mature trees providing a wonderful sense of privacy. An attractive enclosed courtyard sits adjacent to the house and is an ideal space for entertaining. At the top of the sweeping driveway is a very well finished garage with EV charge point through access to the rear lane.

ACCOMMODATION

Entering through a glazed porch on the eastern elevation, a welcoming central hallway provides access to the principal accommodation. To the front of the property are two generous reception rooms, both retaining original fireplaces, built-in cabinetry and sash windows enjoying a southerly aspect across the gardens and surrounding countryside. The drawing room is a particularly inviting space, featuring parquet flooring and a multi-fuel burner.

The dining room, also with parquet flooring, leads through to the spacious kitchen, which is fitted with an extensive range of Shaker-style units, Granite worktops, a Belfast sink and stone flooring. An exposed stone wall adds character, while there is ample space for informal dining. Off the kitchen is a useful utility room with access to the enclosed courtyard, along with a cloakroom and boiler room. The ground floor also benefits from a study, currently utilised as an additional bedroom. The basement is an excellent storage space and retains its original wine cellar with flagstone floor.

A sweeping staircase rises to the first-floor landing, where there are five bedrooms and a family bathroom. The fourth bedroom was previously configured as an en-suite to the principal bedroom, with plumbing still in place should a purchaser wish to reinstate it. Above the kitchen, a converted loft room with dormer window overlooking the courtyard is currently utilised as a gym. The three principal bedrooms all enjoy attractive elevated views across the garden and beyond.

OUTSIDE

The main entrance is located on the southern boundary, where electric gates are flanked by attractive stone walling extending along the frontage. The property sits within a sloping plot of approximately 0.7 acres, with a sweeping tarmac driveway winding through the gardens to the house. The grounds have been thoughtfully tiered to create a number of level lawned areas, interspersed with mature trees and shrubs that provide a good degree of privacy.

A generous parking area lies alongside the house and in front of the extensively refurbished garage, which offers flexibility for a variety of uses. Through the garage, further vehicular access leads onto Old Warleigh Lane, which originally served as the property's main approach. To the western side of the house is a substantial enclosed courtyard, surrounded by high stone walls. This sheltered and private space provides a wonderful setting for outdoor dining, entertaining, and enjoying the sunshine.

SERVICES

The property is supplied by all mains services and heated by a recently installed gas fired boiler. Good outdoor and variable indoor mobile voice/data service is available through all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

Approximate Gross Internal Area 3444 sq ft - 320 sq m
(Excluding Garage)

Cellar Area 338 sq ft – 31 sq m
Ground Floor Area 1578 sq ft – 147 sq m
First Floor Area 1528 sq ft – 142 sq m
Garage Area 323 sq ft – 30 sq m

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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