



## Nuthatch Cottage

Brixton Torr, Plymouth, PL8 2BD

£295,000



A stunning period stone-built cottage within an idyllic hamlet setting with lovely views. In addition to the gardens, there is an area of land held on a separate title which is included within the sale of the property. The accommodation briefly comprises a generous open-plan lounge/dining room, kitchen & separate utility on the ground floor, whilst on the first floor there are 2 double bedrooms & a shower room. To the front there is a parking area plus a private driveway to the rear. Double-glazing & oil-fired central heating. No onward chain.



## NUTHATCH COTTAGE, BRIXTON TORR, PL8 2BD

### ACCOMMODATION

Front door providing access into the open-plan lounge/dining room.

### LOUNGE/DINING ROOM 28'4 x 13' (8.64m x 3.96m)

Dual aspect room with windows to both front and rear elevations. Ample space for seating and dining. Central timber staircase providing access to the first floor. Within the dining area, there is a chimney breast and wood burner. Doorway providing access through to the kitchen.

### KITCHEN 15'11 x 6'9 (4.85m x 2.06m)

Range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Inset single drainer sink unit. Built-in double oven and grill with an inset hob and cooker hood above. Space and plumbing for dishwasher. Over-head cupboard housing the consumer unit and electric meter. Tiled floor. Inset ceiling spotlights. Dual aspect with windows to the front and rear elevations. 2 skylights. Doorway to the rear leading to outside. Separate stable door leading through to the utility room.

### UTILITY ROOM 9'7 x 7'6 (2.92m x 2.29m)

Work surface with space beneath for washing machine and tumble dryer. Tiled floor. Window to the front elevation. Timber stable door leading to outside.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Storage cupboard with shelving.

### BEDROOM ONE 13'1 x 11'1 wall-to-wall (3.99m x 3.38m wall-to-wall)

Situated to the front. Window with lovely views. Built-in wardrobes with sliding mirrored doors.

### BEDROOM TWO 12'6 x 8'5 wall-to-wall (3.81m x 2.57m wall-to-wall)

Window to the rear elevation with lovely countryside views. Storage cupboards with slatted shelving and also housing the hot water cylinder.

### SHOWER ROOM 6'1 x 5'8 (1.85m x 1.73m)

Comprising an enclosed tiled shower with a curved glass screen, basin and wc. Mirrored bathroom cabinet. Chrome towel rail/radiator. Window to the side elevation with countryside views.

### OUTSIDE

There are gardens to the front and rear elevations which are laid to lawn, patio and a variety of mature shrubs. To the front, is the oil tank, plus a street level parking space. There is an additional driveway providing access to off-road parking, although it is very steep to the rear of the property. Adjacent area of land, which is being sold with the property, but held under a separate title.

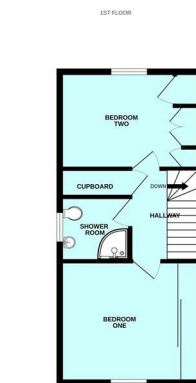
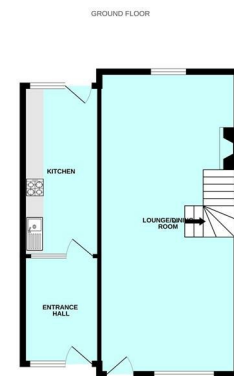
### COUNCIL TAX

South Hams District Council  
Council tax band B

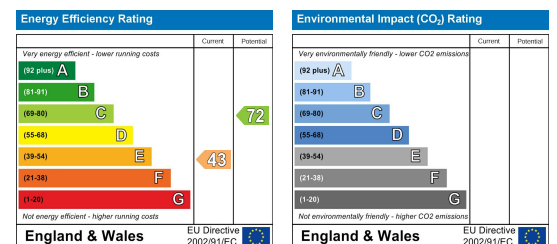
## Area Map



## Floor Plans



## Energy Efficiency Graph



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