



2 Farnley Close, Birdcage Farm, Plymouth, Devon, PL6 6BS

Price £325,000



Occupying a generous plot within the ever-popular Birdcage Farm development, this detached home is offered to the market with no onward chain and presents an exciting opportunity for buyers looking to create a home tailored to their own requirements. While now requiring a programme of updating, the property offers well-balanced accommodation, excellent ancillary space and clear potential to modernise, reconfigure and add value.

The accommodation is both spacious and versatile, with the ground floor arranged around a central hallway. A generous lounge/dining room forms the heart of the home, while a separate sitting room with adjoining conservatory offers additional reception space and enjoys a pleasant outlook over the garden. The kitchen sits between the principal living areas and could, subject to any necessary consents, lend itself to a more open-plan arrangement if desired.

A notable feature is the ground floor bedroom and family bathroom, creating flexibility for those seeking predominantly single-level living, multi-generational occupation or simply additional guest accommodation.

To the first floor are three further bedrooms, with bedrooms one & two have an en-suite WC with wash basin. The remaining rooms provide excellent flexibility and could easily accommodate growing families, visiting guests or those requiring dedicated office space for home working.

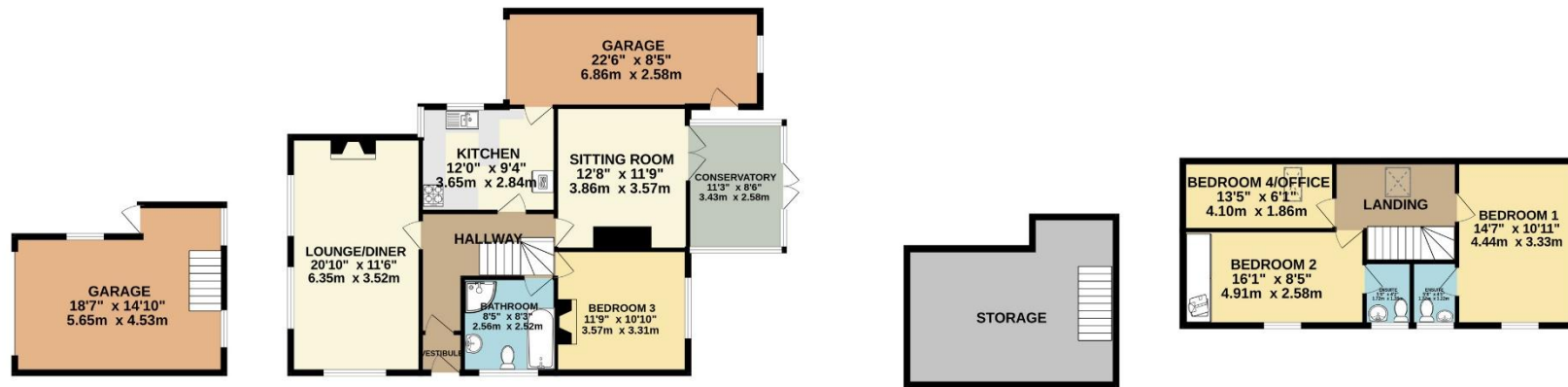
Outside, the property continues to impress. The south-east facing rear garden is level, predominantly laid to lawn and offers plenty of scope for landscaping or outdoor entertaining. For those requiring storage, workshop space or secure parking, the property is exceptionally well served by two detached garages and private driveways. One garage benefits from a useful mezzanine level above, creating further storage and hobby space that is increasingly difficult to find.

Rarely do homes offering this combination of adaptable accommodation, extensive garaging and genuine potential come to the market. For buyers with vision, this is a wonderful opportunity to create a long-term home in one of Plymouth's most established residential locations.



To view this property call Lang Town & Country Estate Agents on **01752 256000**





TOTAL FLOOR AREA : 2086 sq.ft. (193.8 sq.m.) approx.

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