



1 Meadow View

Brixton Torr, Plymouth, PL8 2BB

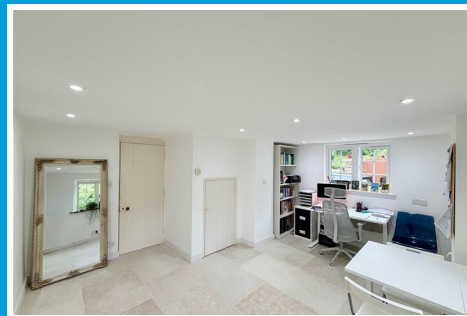
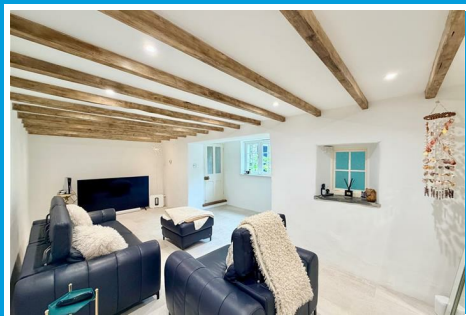
£695,000



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MEADOW VIEW, BRIXTON, PL8 2BB

SUMMARY

Beautiful character cottage set within large level landscaped gardens within the South Hams hamlet of Brixton Torr on the outskirts of Plymouth. The property comprises 2 receptions, 4 bedrooms, family bathroom & ensuite. Ample parking for several vehicles. Large pitched roof garage. The garden features a swimming pool and borders onto a brook. There are several outbuildings including a boiler room, work shop and a pump room.

ACCOMMODATION

uPVC double-glazed composite front door into the entrance hall.

ENTRANCE HALL

12'1 x 5'7 (3.68m x 1.70m)

Feature tiled floor which runs through to the corridor and into the kitchen. Storage cupboard housing the heating manifolds. Latch door to the kitchen. Off the entrance hall there is a corridor which runs down to the bathroom and ground floor fourth bedroom.

CORRIDOR

13'6 x 2'8 (4.11m x 0.81m)

2 deep storage cupboards. Tiled floor. uPVC double-glazed window.

KITCHEN

12'1 x 11'8 (3.68m x 3.56m)

Well-fitted with an extensive range of units comprising base and eye-level wall cupboards, floor-to-ceiling cupboards which include a trolley rack, shelved cupboards and drawers. Quartz work surfaces with surrounds and feature tiling, incorporating a one-&-a-half drainer composite sink unit with mixer tap. uPVC double-glazed windows over with views over the gardens. Integrated 4-ring hob with extractor canopy over. Built-in dishwasher. Space for fridge. Built-in microwave. Built-in electric double oven. Space for breakfast table and chairs where there is a further uPVC double-glazed window. uPVC door opening to outside.

LIVING ROOM

22'9 x 14'10 (6.93m x 4.52m)

Feature tiled floor which runs through into the dining room/office. This room has a uPVC double-glazed window overlooking the garden. Beamed ceiling. Door to the staircase rising to the first floor. Door to the dining room/office.

DINING ROOM/OFFICE

14'10 x 10'5 going to 13'6 (4.52m x 3.18m going to 4.11m)

Double aspect room with 2 uPVC double-glazed windows. Spotlighting. Under-stairs storage cupboard. Tiled floor.

BATHROOM

7' x 5'5 + shower cubicle (2.13m x 1.65m + shower cubicle)

Fitted with a 4-piece suite comprising a fully-tiled shower cubicle with system shower, panel bath, low-level wc, vanity wash handbasin with mixer tap, cupboards, drawers and a fitted mirror with spotlighting over. Fully-tiled to the walls and floor. Chrome heated towel rail. Extractor fan. Ceiling spotlighting. Obscured-glass uPVC double-glazed window.

BEDROOM FOUR

9'11 x 7'10 (3.02m x 2.39m)

uPVC double-glazed window overlooking the garden. Tiled floor.

FIRST FLOOR LANDING

The landing runs along the back of the property, with a Velux double-glazed skylight window offering natural light.

BEDROOM ONE

11'8 x 10'8 (3.56m x 3.25m)

2 uPVC double-glazed windows with shutters. 2 fitted double wardrobes with storage cupboards over.

ENSUITE SHOWER ROOM

5'8 x 5'6 (1.73m x 1.68m)

Contemporary-style modern suite comprising a corner shower cubicle with tiled area surround, shower unit with spray attachment and a rainfall shower head, sink unit with a mixer tap and a vanity cupboard space beneath and a low level toilet with a concealed cistern. Vertical towel rail/radiator. Marble-effect tiled floor. Feature panelling to the walls. Built-in extractor. Velux-style roof window to the sloping rear elevation.

BEDROOM TWO

15' x 10'6 (4.57m x 3.20m)

A dual aspect room with double-glazed windows with fitted shutters to the front and side elevations. Vaulted ceiling with a Velux-style roof window to the rear elevation. Built-in storage cupboard. Range of fitted bedroom furniture including wardrobes, display shelving and dressing table.

BEDROOM THREE

11'9 x 8'1 (3.58m x 2.46m)

uPVC double-glazed window with fitted shutters overlooking the gardens. Built-in storage cupboards. Spot lighting.

SEPARATE WC

5' x 3'7 (1.52m x 1.09m)

Modern suite with a low level toilet and a sink unit with a mixer tap and vanity storage beneath. Marble-effect tiling to all walls except for panelling behind the toilet. Velux double-glazed window to the rear elevation.

OUTSIDE

The property is approached along a brick-paved driveway, offering parking for at least 4 vehicles, which leads to a stone-built garage. The driveway has a feature stone boundary wall, with a set of double timber gates opening into the garden. There is also a wrought iron gate to the side of the drive also opening into the garden. There are extensive level gardens which are laid to a large area of sweeping lawns with well-kept abundant borders laid to flowers and shrubs, with the lawns being enclosed by natural hedgerows of Devon banks interspersed with mature shrubs and trees. Throughout the garden there are decorative stone walls forming boundaries, one enclosing the teardrop-shaped swimming pool with a stainless-steel ladder and filtration system which is housed in the nearby pump room. This area of the garden is also very well-maintained, laid to lawn with a boundary formed by natural stone walls and a border of flowers and shrubs. From here there are 2 steps up to the swimming pool area. Outside lighting. Outside cold water tap.

GARAGE

22' x 18'10 (6.71m x 5.74m)

Roller door. Further courtesy door to the side. A spacious pitched roof garage with a mezzanine storage area, power and light.

BOILER/UTILITY ROOM

10'8 x 9'7 (3.25m x 2.92m)

Extended to the side of the property there is a boiler room/utility room which houses the electric boiler which serves the central heating and hot water serviced by a ground source heat pump. Plumbing for washing machine. Space for further appliances. Fitted work bench and shelving.

WORKSHOP

19'10 x 9'6 (6.05m x 2.90m)

Power and light. Sauna included.

PUMP ROOM

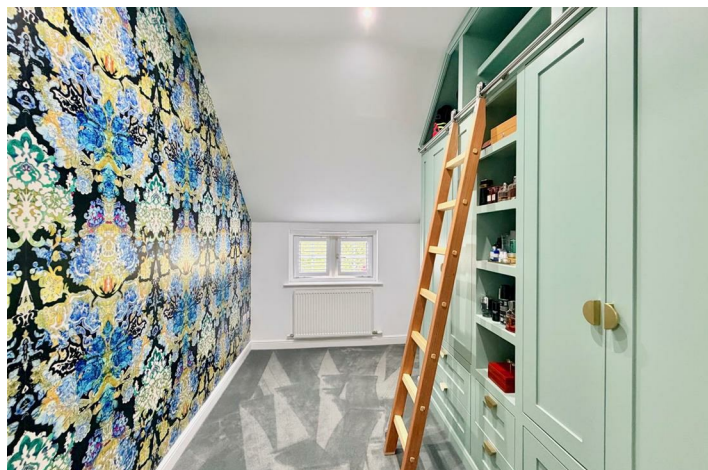
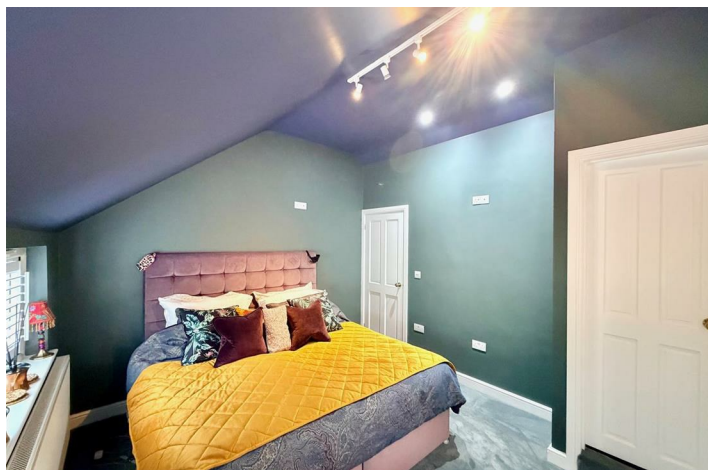
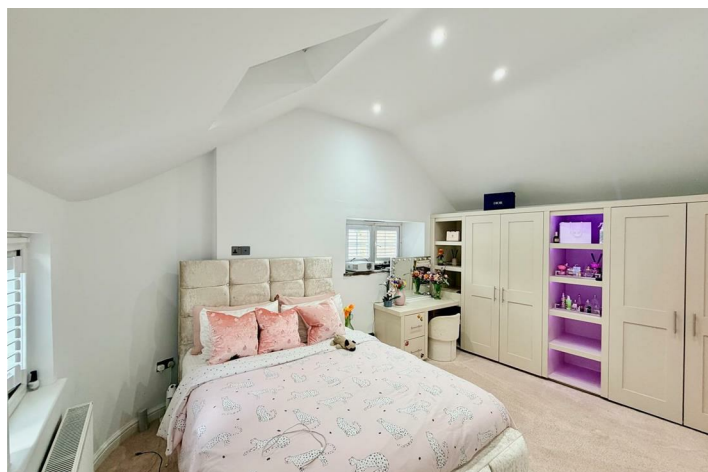
12'5 x 7' (3.78m x 2.13m)

Doors opening to the front and rear. Power and light. Window. Slate, tiled, pitched roof.

COUNCIL TAX

South Hams District Council

Council tax band F



Road Map



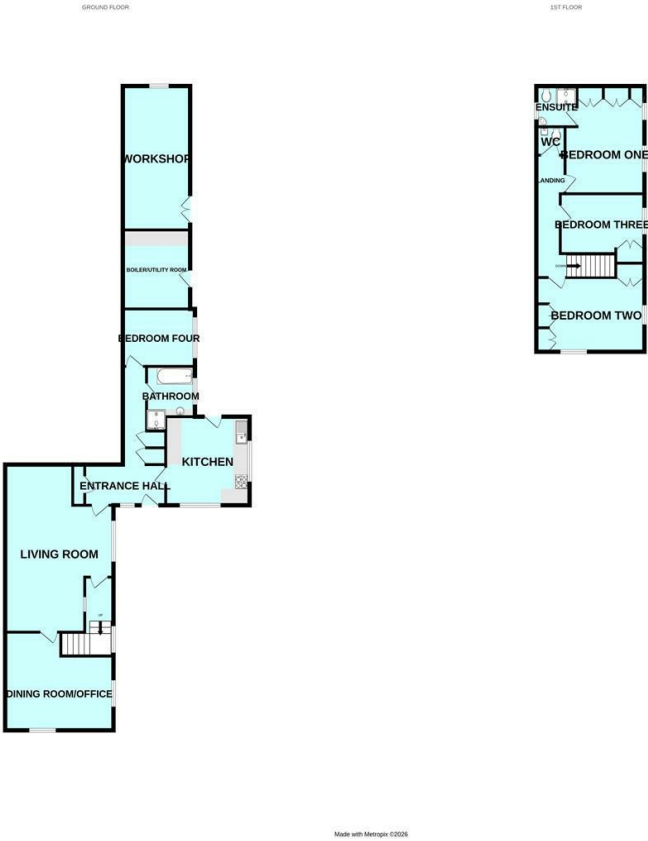
Hybrid Map



Terrain Map



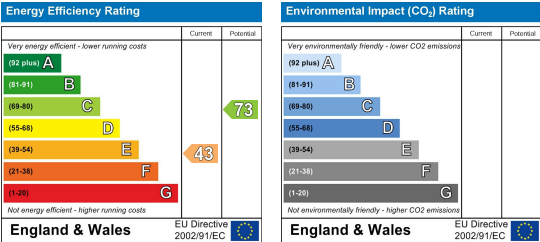
Floor Plan



Viewing

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

Energy Efficiency Graph



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