



LANG TOWN
& COUNTRY

Orchard Lea, Station Road, Tamerton Foliot, Plymouth, PL5 4LD



Offers Over £700,000



Nestled approximately five miles north-west of Plymouth city centre. Tamerton Foliot is a fantastic village location and is readily accessible to the business areas on the northern side of Plymouth including Derriford Hospital and Nuffield Health. The A38 is only about two and a half miles away. Dartmoor National Park lies within about three miles to the north. Tamerton Foliot is considered a dog walkers paradise with walks along the well-known beauty spot 'Tamerton Creek' at the junction of the Tamar and Tavy Rivers. Cann and Whiteleigh woods also provide beautiful, picturesque walking opportunities. The village is served by its own amenities including, shops, pubs and take away restaurant's. The village is proud to boast its own quaint annual village carnival/fete, which attracts people from surrounding areas and provides much pleasure for the villagers.

This substantial and highly versatile home offers exceptional family accommodation, combining a spacious six-bedroom main residence with a self-contained one-bedroom annexe, all set within a generous south-facing plot with off road parking. The property also boasts a large basement which is very useful for storage.

Entering the main house, a welcoming hallway provides access to the principal ground floor living spaces. At the heart of the home is an impressive kitchen/diner, thoughtfully designed for both everyday family life and entertaining. A central breakfast island forms the social hub of the room, complemented by a range of storage units, a seven-ring gas hob cooker, a butler's pantry cupboard, double bin drawers, and a Quooker instant boiling tap. There is ample space for white goods, making the kitchen as practical as it is stylish. To the rear, the ground floor enjoys triple-glazed windows throughout, creating a bright, energy-efficient environment while framing views across the garden.

The generous lounge offers an excellent space for relaxation with a cosy wood burner and sliding doors to the outdoor space, while additional ground-floor bedrooms provide flexibility for guests, multigenerational living, or home working. A utility room and well-placed bathrooms enhance day-to-day convenience.

Upstairs, the first floor accommodates further well-proportioned bedrooms arranged around a central landing, along with a family bathroom, creating comfortable and adaptable sleeping arrangements ideal for larger families. A key feature of the property is the separate one-bedroom annexe, complete with its own kitchen/living space, bedroom and facilities. Perfect for extended family, independent living, guest accommodation, or potential rental income, the annexe adds significant versatility to the home.

Externally, the property truly excels. The large south-facing garden is mainly laid to lawn, providing an ideal and safe environment for children to play and families to enjoy outdoor living. The garden backs directly onto a peaceful stream, offering a wonderful sense of privacy and natural outlook. A raised decking area hosts a hot tub jacuzzi — included with the property — creating a superb space for relaxation and entertaining year-round.

Further benefits include privately owned solar panels, enhancing energy efficiency and reducing running costs, as well as convenient off road parking.

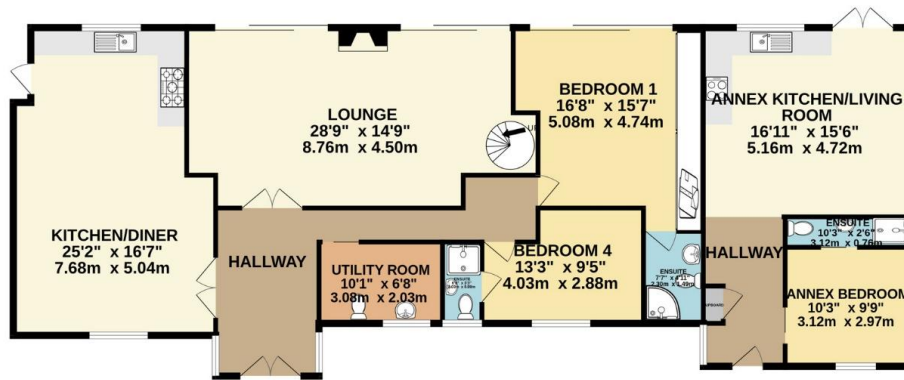
Overall, this is a rare opportunity to acquire a spacious and flexible family home with annexe accommodation, modern energy features, and outstanding outdoor space, perfectly suited to contemporary family living.



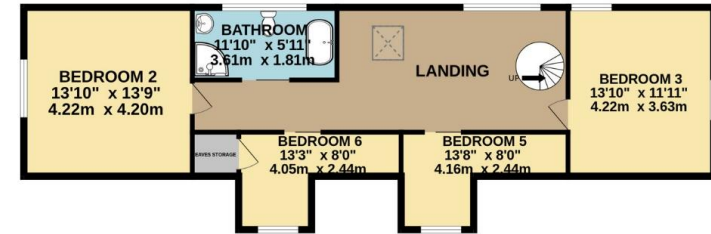
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



GROUND FLOOR
1875 sq.ft. (174.2 sq.m.) approx.



1ST FLOOR
834 sq.ft. (77.4 sq.m.) approx.



TOTAL FLOOR AREA : 2709 sq.ft. (251.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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