



Lavender House Manor Cottages

Down Thomas, Plymouth, PL9 0AL

£595,000



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LAVENDER HOUSE, DOWN THOMAS, PL9 0AL

SUMMARY

Lavender House is a detached cottage situated in this highly sought-after South Hams village. The property occupies a spacious and private plot with westerly facing gardens and parking. The accommodation, which is beautifully-presented, briefly comprises a lounge, kitchen/dining room and a large conservatory overlooking the gardens. In addition on the ground floor is a sun lounge, study, downstairs cloakroom/wc and a separate utility room. On the first floor there are 3 double bedrooms and a bathroom. The property has double-glazing, gas central heating and a gas-fired Aga. No onward chain.

ACCOMMODATION

Front door opening into the kitchen/dining room.

KITCHEN/DINING ROOM

16'5 x 17' (5.00m x 5.18m)

Ample space for dining table and chairs. Range of base and wall-mounted kitchen cabinets with matching fascias. Inset ceramic one-&-a-bowl single drainer sink unit. Gas-fired Aga. Integral fridge and freezer. Space and plumbing for dishwasher. Pull-out larder storage. Small under-stairs cupboard. Inset ceiling spotlights. Window. The room provides access to the remaining accommodation.

LOUNGE

16'10 x 16'5 (5.13m x 5.00m)

A dual aspect room with a window and a glazed door with a window to side leading to outside. Chimney breast with fireplace incorporating a wood burner. Internal window. Door providing access to the study.

CONSERVATORY

19'2 x 9'4 (5.84m x 2.84m)

A stunning room constructed beneath a vaulted ceiling with exposed ceiling timbers. Slate-flagged floor. Full-height glazing to 3 elevations. French doors leading to outside. Lovely views over the garden.

SUN LOUNGE

12'1 x 6'6 (3.68m x 1.98m)

Glazing to one elevation and a door leading to outside. Travertine stone floor. Alcove. Access through to the study. Separate door opening into the utility room.

UTILITY ROOM

5'7 x 4'7 (1.70m x 1.40m)

Belfast sink with storage. Plumbing for washing machine. Chrome towel rail/radiator. Matching travertine floor. Obscured window.

STUDY

12'3 x 6'3 (3.73m x 1.91m)

Window. Tiled floor. Doorway opening into the downstairs cloakroom/wc.

DOWNSTAIRS CLOAKROOM/WC

6'4 x 3'9 (1.93m x 1.14m)

Fitted with a wc and a pedestal basin with a tiled splash-back. Work surface with storage beneath. Obscured window.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Window. Over-head cupboard housing the consumer unit and electric meter.

BEDROOM ONE

16'6 into alcove x 8'3 (5.03m into alcove x 2.51m)

Window. Doorway opening into the walk-in wardrobe.

WALK-IN WARDROBE

8'5 x 3'8 (2.57m x 1.12m)

Over-head shelving. Hanging rail. Lighting. Plumbed with a radiator.

BATHROOM

8'6 x 7'3 (2.59m x 2.21m)

Comprising a bath with a shower system over, Belfast sink set into a cabinet and wc. Chrome towel rail/radiator. Partly-tiled walls. Window.

LOBBY

8'5 x 4'8 (2.57m x 1.42m)

Doors to the remaining bedrooms. Storage cupboard. Window.

BEDROOM TWO

16'8 into alcove x 8'5 (5.08m into alcove x 2.57m)

Window.

BEDROOM THREE

11'5 x 8'4 (3.48m x 2.54m)

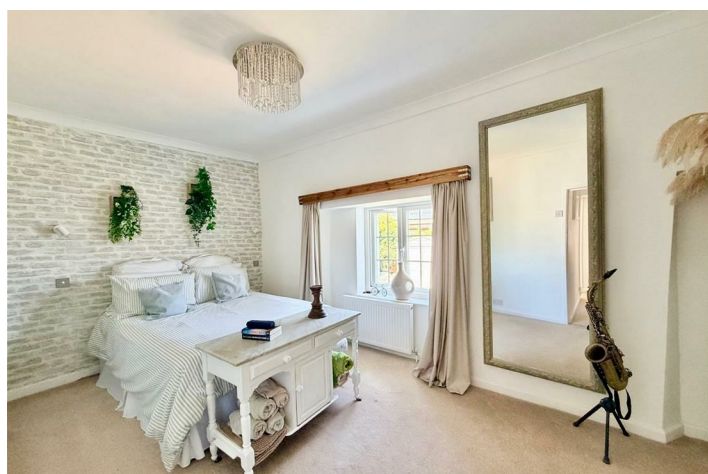
Window.

OUTSIDE

Lavender House has vehicle access through Eddystone Road, which in turn opens to a wide parking bay for 3 cars comfortably. Beyond the parking area, the gardens are mainly laid to lawn with a variety of mature planting, including a raised vegetable bed plus a vegetable garden. There are areas laid to chippings with a greenhouse. Pedestrian access onto Renney Road. Externally-mounted gas meter. Outside power points. 2 outside taps.

COUNCIL TAX

South Hams District Council
Council tax band E



Road Map



Hybrid Map



Terrain Map

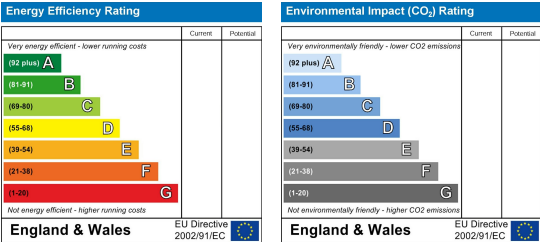


Floor Plan

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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