



## 1-4 Radford Cottages Kingfisher Way

Oreston, Plymouth, PL9 7PS

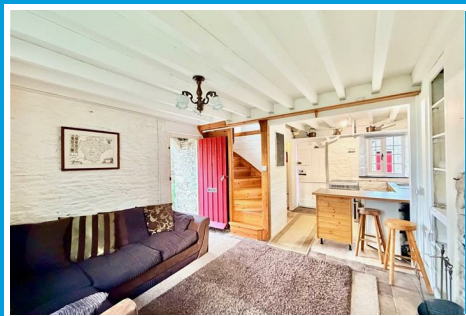
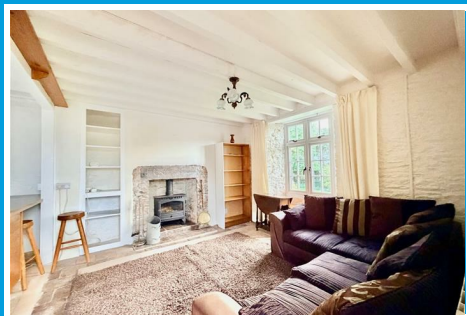
Price Guide £940,000



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## RADFORD COTTAGES, KINGFISHER WAY, ORESTON, PL9 7PS

### 1 RADFORD COTTAGES

#### ACCOMMODATION

A front door opens into the open-plan living room & kitchen.

#### SUMMARY

Radford Cottages were originally Duke of Bedford cottages, built in 1857. They form a terrace of 4 picturesque stone-built cottages set within generous grounds, situated on the South West coastal path and enjoying magnificent uninterrupted views over Hooe Lake toward Staddon Heights. This is an incredibly rare opportunity for an investment or development project. The cottages are currently on 1 freehold titles but could be split if required. They are being sold with no onward chain. As well as the gardens there is a courtyard with outbuildings and a large parking area providing space for numerous vehicles. A fabulous opportunity and one not to be missed.

#### OPEN-PLAN LIVING ROOM & KITCHEN

19'6 x 13'7 (5.94m x 4.14m)

Provides ample space for seating. Stone fireplace with wood burner & window overlooking the gardens & Hooe Lake. The kitchen area has base mounted cabinets with work surfaces, stainless steel sink with tiled splash-backs & window overlooking the courtyard. Space for freestanding appliances. Shelving. Doorway to rear courtyard.

#### WALK-IN PANTRY

Shelving. Plumbing for washing machine. Electric meter & consumer unit.

#### BEDROOM

19'11 x 13'11 (6.07m x 4.24m)

Generous dual aspect double bedroom with windows to the front & side elevations both enjoying fantastic views of the lake. Exposed floorboards. Walk-in closet with shelving.

#### BATHROOM

Comprises bath, pedestal basin & wc. Part-tiled walls. Electric shower system over the bath with shower rail & curtain. Wall mounted electric heater. Window. Over-stairs cupboard housing the hot water cylinder.

#### OUTBUILDING

14'9 x 7'9 (4.50m x 2.36m)

Constructed in stone work with power.

#### OUTSIDE

To the rear the property has a courtyard plus side gate for access. Gardens to the side & front elevations to the property laid to lawn & shrubs. Gravelled patio area. Direct views of the lakes from the gardens towards Staddon Heights. Generous private parking area from which there are uninterrupted views of the lake.

#### COUNCIL TAX

Plymouth City Council  
Council Tax Band: A

### 2 RADFORD COTTAGES

#### ACCOMMODATION

Front door opening into the kitchen.

#### KITCHEN

13'4 x 7'9 (4.06m x 2.36m)

Fitted work surfaces and tiled splash-backs. Inset stainless-steel sink. Wall-mounted shelving. Space for free-standing appliances. Stone paved floor. Window with a slate sill to the front elevation. Doorway opening into a pantry. The pantry is laid with slate flagstones and there is a small window to the front elevation. The pantry houses the electric meter and the consumer unit. Doorway opening into the living room.

#### LIVING ROOM

15'7 max width x 11'3 (4.75m max width x 3.43m)

Chimney breast with a wood burning stove. Storage to one side of the chimney breast. Storage heater. Matching stone paved floor. Staircase ascending to the first floor. Under-stairs storage cupboard. Window overlooking the garden. Doorway leading to outside via the front elevation.

#### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

#### BEDROOM ONE

14' x 8'8 (4.27m x 2.64m)

Over-stairs cupboard with shelving. Storage heater. Pine floorboards. Window overlooking the garden and Hooe Lake.

#### BEDROOM TWO

9' x 8' (2.74m x 2.44m)

Built-in storage. Storage heater. Window to the front elevation.

#### SHOWER ROOM

10'10 x 3'6 (3.30m x 1.07m)

Comprising a shower cubicle, basin and a wc.

#### OUTSIDE

To the front there is a courtyard with a masonry outside storage cupboard with an old piggy to the side, providing further storage. The front garden is laid to lawn together with shrubs and provides fantastic views over Hooe Lake towards Staddon Heights. Off-road parking for 2 vehicles.

#### COUNCIL TAX

Plymouth City Council  
Council tax band A

### 3 RADFORD COTTAGES

#### ACCOMMODATION

A front door opens into the living room.

#### LIVING ROOM

15'7 max width x 11'3 (4.75m max width x 3.43m)

Window overlooking the gardens & Hooe Lake. Exposed floor boards. Wall mounted electric heater. Cupboard to one side of the chimney breast with shelving. Under-stairs storage cupboard. Doorway opens into the kitchen.

#### KITCHEN

13'4 x 7'9 (4.06m x 2.36m)

Tiled floor. Base mounted cabinets with work surfaces. Stainless steel single drainer sink unit. Space for free standing appliances. Window overlooking the courtyard doorway leading to the courtyard walk-in pantry, also housing the electric meter & consumer unit.

## FIRST FLOOR LANDING

Provides access to the bedrooms & shower room. Loft hatch.

## BEDROOM ONE

14' x 8'8 (4.27m x 2.64m)

Situated to the front with window overlooking the gardens & Hooe Lake. Exposed floorboards. Electric heater.

## BEDROOM TWO

9' x 8' (2.74m x 2.44m)

Window overlooking the courtyard. Exposed floorboards. Electric heater. Cupboard with shelving.

## SHOWER ROOM

10'10 x 3'6 (3.30m x 1.07m)

Comprises basin with storage beneath, double-sized shower with electric shower system, tiled walls within shower & wc.

## OUTSIDE

To the rear is a courtyard with small outside shed & covered store area. To the front, gardens are laid to lawn with further timber shed, shrubs & lovely views over Hooe Lake towards Staddon Heights.

## COUNCIL TAX

Plymouth City Council  
Council tax band A

## 4 RADFORD COTTAGES

## ACCOMMODATION

Front door opening into the open-plan ground floor kitchen and living room.

## KITCHEN/LIVING ROOM

19'6 x 13'7 (5.94m x 4.14m)

An open-plan dual aspect room running from front to rear, with windows to both the front and rear elevations. The kitchen area is fitted with a range of base-mounted cabinets with natural pine fascias and work surfaces. Inset stainless-steel single drainer sink unit. Space for free-standing appliances. Separate pantry fitted with shelving and with a small obscured window to the front elevation. Within the pantry is the electric meter and

consumer unit. Ample space for seating and dining. Stone fireplace with wood burning stove and fitted shelving adjacent. Recessed storage cupboard. Wall-mounted electric heater. Tiled floor throughout. Natural pine staircase ascending to the top floor.

## OPEN-PLAN BEDROOM/BATHROOM

19'11 x 13'11 (6.07m x 4.24m)

An extremely spacious first floor double bedroom running from front to rear. Triple aspect with windows to the front, side and rear elevations. Built-in cupboard. Wall-mounted electric heater. Feature built-in corner bath with a shower system over. Exposed pine floorboards. Doorway opening to a separate wc.

## SEPARATE WC

Fitted with a wc and basin.

## OUTBUILDING

14'9 x 7'9 (4.50m x 2.36m)

A natural stone-built outbuilding with access door and window. Power. A very useful outside space, which could be used as a workshop if required.

## OUTSIDE

To the front of the property is a courtyard, with a gateway opening onto a side pathway, which is exclusive of number 4 Radford Cottages. A separate path leads to the parking area, again providing access only to number 4. The garden, which is situated to the front of the property, is laid to lawn together with mature shrubs and provides fantastic views over Hooe Lake towards Staddon Heights. Off-road parking for 2 cars.

## COUNCIL TAX

Plymouth City Council  
Council tax band A



## Road Map



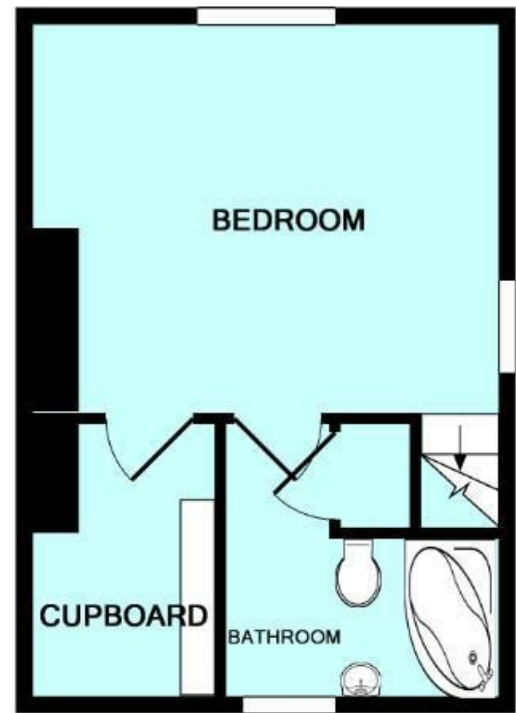
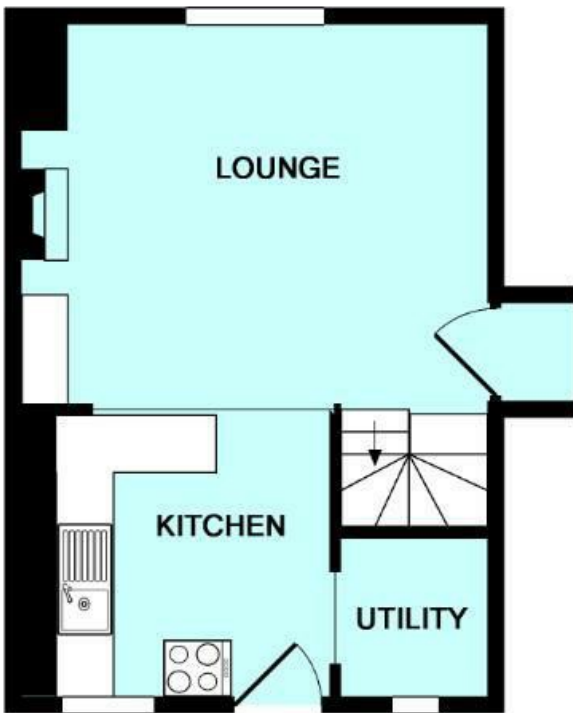
## Hybrid Map



## Terrain Map



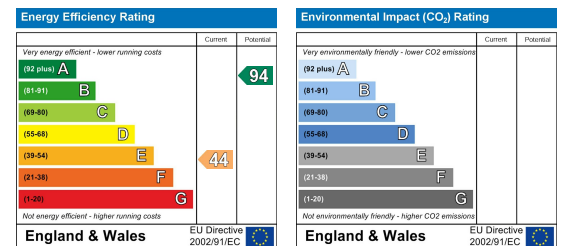
## Floor Plan



## Viewing

Please contact our Plymouth 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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