

STAGS

Trevu, Station Road

Trevu, Station Road

Tamerton Foliot, Plymouth, PL5 4LD

Plymouth Railway Station 5 miles • Derriford Hospital 2.5 miles • Exeter Airport 49 miles

A beautifully presented traditional four-bedroom home with versatile accomodation, situated within the historic village of Tamerton Foliot and offering a good level of privacy and a semi-rural feel.

- Well Proportioned Family Home
- Extensively Upgraded to an Exceptional Standard
- Highly Versatile Double Garage and Studio Annexe
- Private and Elevated Position
- South Facing Landscaped Gardens
- Available Chain Free
- Council Tax Band E
- Freehold

Guide Price £635,000







SITUATION

Trevu sits in an elevated South-facing position within the historic village of Tamerton Foliot. Located on the north-western edge of Plymouth, the village has retained much of its traditional charm and character. Surrounded by beautiful countryside and offering a wealth of opportunities for walking and outdoor recreation, including access to the Tamar Valley and the AONB Discovery Trail, which begins near the village green. The village benefits from a range of local amenities including a primary school, parish church, village stores and traditional public houses, creating a strong sense of community. Its convenient location also makes it particularly appealing for those seeking a more rural lifestyle without sacrificing accessibility, with Plymouth city centre and the A38 all within easy reach.

DESCRIPTION

This well-proportioned four-bedroom detached home, originally built in the late 1930s, has been extensively upgraded by the current owners and is presented to an exceptional standard throughout. Occupying a generous plot, the property enjoys a beautifully landscaped south-facing garden with level lawns, and a large terrace positioned above a highly versatile double garage and studio. Offering spacious and versatile accommodation across three floors, this attractive double-fronted brick-built residence seamlessly combines period character with a contemporary finish. Bay windows and a conservatory overlook the garden, flooding the home with natural light, while bespoke cabinetry, granite worktops, and glass balustrades enhance the quality of finish throughout. With a leafy outlook towards Tamerton Lake and the valley beyond, the property enjoys a wonderful sense of privacy and a distinctly semi-rural feel. This is an exceptional home that must be viewed to be fully appreciated.

ACCOMODATION

Taking the principal entrance to the side of the house, you are welcomed into a generous reception hall, featuring a stunning wraparound staircase rising to a galleried landing with contemporary glass balustrades. The formal sitting room is beautifully proportioned and enjoys a feature fireplace together with a bay window overlooking the south-facing gardens. A second reception room provides a cosy yet stylish living space, centred around a contemporary wood-burning stove, and flows seamlessly into the conservatory, currently arranged as a dining area to take full advantage of the delightful garden views. The kitchen/breakfast room is positioned at the rear of the property and features a square bay with French doors opening onto the courtyard. Well appointed throughout, the kitchen offers high-quality cabinetry, granite worktops and natural slate flooring. A useful breakfast bar, along with space for a small dining table within the bay, provides an ideal setting for informal dining. The ground floor is further complemented by a separate utility room and a well-appointed wet room with a walk-in shower.

The first-floor accommodation comprises three double bedrooms and a family bathroom. The two principal bedrooms are currently arranged as 'his and hers' dressing rooms, both benefiting from bay windows and extensive fitted storage. One of these rooms also enjoys the advantage of an en-suite shower room. The family bathroom is fully tiled and fitted with a P-shaped bath with shower over. Occupying the second floor, this impressive bedroom suite benefits from two large dormer windows framing lovely elevated views towards Tamerton Lake. The suite also includes a walk-in wardrobe and an en-suite WC.

OUTSIDE

Set behind a historic stone wall on Station Road, the property enjoys an excellent degree of privacy and security, with pedestrian access provided via an attractive brick archway and gated entrance. The double garage and studio annexe also benefit from independent access directly from the road. The substantial double garage features impressive proportions, enhanced ceiling height, and an electric roller door. The studio annexe is understood to have historically operated as a variety of small businesses with a small shop front, before being converted to provide a fitted kitchen and bathroom. Offering exceptional versatility, this fantastic space could suit a range of uses, with potential to extend further into the adjoining garage, subject to the necessary permissions and consents.

The gardens are beautifully maintained and arranged across a series of distinct levels and areas. At the lower end, a private gravelled terrace adjoining the studio/annexe provides an ideal spot for outdoor relaxation, complete with a picnic bench and Wendy house. The grounds are richly planted with mature trees, shrubs, formal hedging and raised beds, creating year-round interest. To the front, a patio for al fresco dining adjoins a level lawn, while a large raised terrace above the garage and studio offers additional entertaining space. Pathways lead around both sides of the property to a secluded rear courtyard, accessed directly from the kitchen and perfect for enjoying a morning coffee. A further block-built workshop/outbuilding provides valuable additional storage.

SERVICES

The property is supplied by all mains services and heated by a gas fired boiler. Good outdoor and variable indoor mobile voice/data service is available through all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.



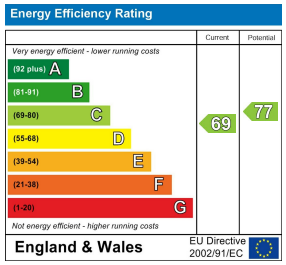




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







Plymhouse, 3 Longbridge Road, Plymouth, PL6 8LT

plymouth@stags.co.uk

01752 223933

