



**6 Filham  
Cottages,  
Filham,  
Ivybridge,  
PL21 0DH**

**Guide Price  
£325,000**



MILLINGTON TUNNICLIFF

# 6 Filham Cottages, Filham, Ivybridge, PL21 0DH



2



1



2



A



EPC

59



## FULL DESCRIPTION

A fabulous 2 double bedroom period cottage set on the edge of Ivybridge with large southerly facing garden. The property was two cottages side by side and has been made into a single dwelling, with accommodation comprising an entrance porch, living room and dining room on the ground floor, together with the two bedrooms and modern 4 piece bathroom on the upper floor. Externally there is a large level southerly facing garden with as many as 5 stone built stores (scope for conversion), an external WC and summerhouse. The cottage is immaculately presented with modern kitchen, bathroom, Upvc double glazing and has gas central heating. There are numerous character features and two wood burners. No chain. EPC TBC.

## GROUND FLOOR

### ENTRANCE PORCH

Upvc entrance doors, opening to:

### KITCHEN

**14' 6" x 7' 3" (4.42m x 2.23m)**

Fitted with a modern range of base and wall units with solid Oak work surfaces, Upvc double glazed windows to front and rear, gas central heating, single drainer one and a half bowl sink unit with mixer tap, built in oven and hob with extractor hood over, integrated Bosch fridge and freezer, plumbing for washing machine.

### LIVING ROOM

**14' 6" x 11' 8" (4.44m x 3.58m)**

Upvc double glazed windows to front and rear, engineered oak flooring, storage niche, feature exposed stone fire breast with cast iron wood burner, radiator.

## DINING ROOM

**12' 10" x 11' 8" (3.93m x 3.58m)**

Upvc double glazed window to rear and door to garden, stairs to first floor with under stair store cupboard, feature wood burner with slate hearth.

## FIRST FLOOR

### LANDING

Upvc double glazed window to front, oak internal doors, store cupboard.

### BEDROOM 1

**14' 11" x 13' 1" (4.55m x 4.01m)**

Upvc double glazed window to rear, radiator.

### BEDROOM 2

**11' 8" x 11' 11" (3.57m x 3.65m)**

Upvc double glazed window to rear, radiator, access to loft.

### BATHROOM/WC

**8' 8" x 7' 3" (2.65m x 2.21m)**

With modern matching 4 piece suite comprising bath, shower cubicle, low level WC and wash basin. Upvc double glazed window to rear.

## EXTERIOR

The property owns the courtyard at the back of the cottage and two cottages have a right of way over this area. There are five stone built stores owned by the cottage which do offer scope for conversion and there is an external WC. The cottage is approached via a covered walkway from the front. At rear there is a glorious southerly facing garden mainly laid to lawn with granite and slate paths.

### SUMMERHOUSE

**13' 7" x 7' 6" (4.16m x 2.29m)**

A glazed timber built summerhouse.



**TENURE**  
Freehold.

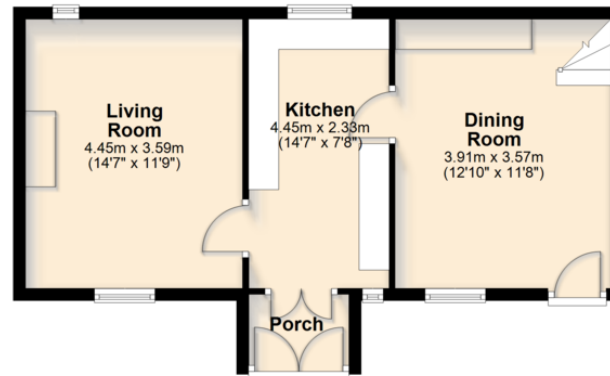
**COUNCIL TAX**  
Band A.



## FLOORPLAN

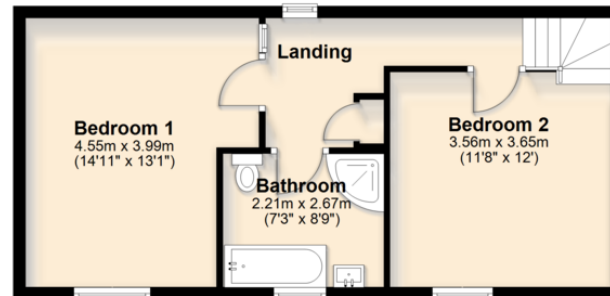
### Ground Floor

Approx. 45.1 sq. metres (485.7 sq. feet)



### First Floor

Approx. 43.1 sq. metres (463.9 sq. feet)



Total area: approx. 88.2 sq. metres (949.6 sq. feet)

### CONTACT

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