21, Old Warleigh Lane

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21, Old Warleigh Lane

Tamerton Foliot, Plymouth, Devon, PL5 4ND

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

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A superb contemporary home finished to an exceptionally high standard in a secluded position with south facing courtyard and versatile basement rooms.

- Contemporary Detached Home
- Private and Enclosed South Facing Courtyard
- Versatile Basement Rooms
- Freehold
- High Quality Finish Throughout
- Parking for Four Vehicles and Double Garage
- High Energy Efficiency (EPC B)
- Council Tax Band E

Guide Price £650,000

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SITUATION

Set in a secluded south-facing position on a quiet no-through road, this impressive contemporary home is one of an exclusive pair 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

Completed in 2021 by the current owners, this beautifully presented three-bedroom detached home offers contemporary accommodation finished to a exceptional standard throughout. Flanked by a historic stone wall offering excellent security, a sliding electric gate opens onto a generous driveway providing ample parking alongside a detached double garage. An enclosed courtyard garden offers complete privacy with attractive southerly views across the valley. The property also affords a generous basement level which has been fitted out to a very high standard and could be utilised as additional accommodation space subject to the necessary permissions and consents.

ACCOMODATION

Entering through the front door you are welcomed by a central hallway with cloakroom. The impressive proportions, quality of finish, and abundance of natural light are immediately apparent. The triple-aspect kitchen/breakfast room features patio doors opening onto the courtyard garden and a door leading to a covered porch. The kitchen is fitted with a range of contemporary gloss-fronted units, Quartz worktops, an Oak top central island with seating, and a selection of integrated appliances, including a wine fridge. The expansive open-plan living area is perfectly suited for entertaining. A contemporary inset wood-burning stove creates an attractive focal point within the triple-aspect sitting area and the dining space enjoys bi-fold doors to the courtyard garden and a large roof lantern that floods the room with natural light.

A staircase with glass balustrading rises to the first-floor landing, where Velux windows provide further natural light. The principal bedroom is generously proportioned and benefits from fitted wardrobes and an en-suite shower room. There are two further double bedrooms on this floor, together with a luxurious fully tiled family bathroom.

Accessed via steps to the rear of the property, the basement level provides a substantial and versatile space, currently arranged as an ancillary accommodation comprising an open-plan kitchen/living area, bedroom and luxurious shower room. Please note that, whilst this area is in use as ancillary accommodation, we understand it does not have Building Regulations approval for use as habitable accommodation.

OUTSIDE

The property sits with its neighbour behind a high and historic wall with pedestrian and vehicle access via a large electric sliding gate which opens onto a generous paved parking area. The double garage enjoys an electric garage door as well as a side door. A gate opens from the parking area into courtyard garden which has been beautifully finished with tile floor and raised planters. The property has been clad with composite boards creating a sleek, low maintenance finish with attractive down lights. The garden is a fantastic entertaining space that enjoys total privacy and southerly views across the valley and to deciduous woodland. A further pedestrian entrance from the back lane opens into a covered porch and a path leads around the property to the basement level access.

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.

Approximate Gross Internal Area 2712 sq ft - 252 sq m
(Excluding Garage)
Lower Ground Floor Area 781 sq ft – 73 sq m
Ground Floor Area 1098 sq ft – 102 sq m
First Floor Area 833 sq ft – 77 sq m
Garage Area 276 sq ft – 26 sq m

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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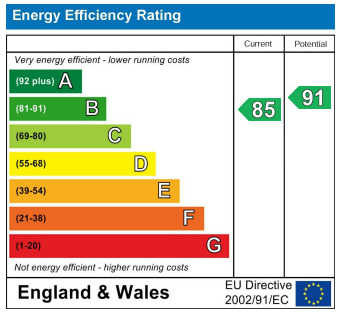

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried 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.

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