



## 4 Torr Farm Cottages

Yealmpton, Plymouth, PL8 2HR

£360,000



Set within a semi-rural development of stone cottages, is this delightful detached residence which has accommodation comprising an open-plan living/dining/kitchen area, 3 bedrooms & shower room. Beautiful enclosed garden. Detached stone-built store. Residence and visitor parking within the courtyard.





TORR FARM COTTAGES, YEALMPTON, PL8 2HR

ACCOMMODATION

Access to the property is gained via the part-glazed wooden entrance door opening into the entrance hall.

ENTRANCE HALL 8'11" x 4'3" (2.74 x 1.30)

Turning staircase rising to the first floor. Inset ceiling spotlights. Part-glazed inner door leading into living area.

OPEN-PLAN LIVING/DINING/KITCHEN AREA 24'6" x 15'0" (7.47 x 4.59)

An open-plan dual aspect with deep-sill windows to both the front and rear elevations. Glazed wooden door opening through to the rear garden. Within the living area there is a solid fuel burner set onto a tiled hearth with a marble surround. Wood panelling to all walls. Wood laminate floor extending throughout the room. Within the kitchen area there is a series of wooden work surfaces. Inset one-&a-half bowl single drainer sink unit. Built-in electric oven. Built-in induction hob. Built-in slimline dishwasher. Space and plumbing for a washing machine. Space for a fridge-freezer. Under-stairs storage cupboard.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. 2 loft hatches. Built-in cupboard housing the hot water cylinder.

BEDROOM ONE 11'2" to wardrobe face x 9'4" (3.42 to wardrobe face x 2.85)

Deep-sill double-glazed window to the rear elevation overlooking the rear garden. Exposed timber beams. Built-in recessed double wardrobe providing useful storage and hanging space.

BEDROOM TWO 13'2" x 6'7" (4.03 x 2.03)

A dual aspect room with deep-sill double-glazed windows to the side and rear elevations, Exposed timber beams.

BEDROOM THREE 11'1" x 4'11" (3.39 x 1.50)

Deep-sill double-glazed window to the front elevation. Exposed timber beams.

SHOWER ROOM 6'10" x 5'2" (2.10 x 1.58)

Modern suite comprising a double-sized tiled shower with shower unit, spray attachment and rainfall shower unit, sink unit with a vanity cupboard beneath and a boxed-in low level wc. Built-in open shelving. Obscured double-glazed window to front elevation.

DETACHED STONE-BUILT STORE

Vaulted roof space with Velux-style windows to the rear elevation.

OUTSIDE

The property is approached via the brick-paved parking area for the residents. There are also visitors spaces. To the rear there is a fenced enclosed garden with steps and a decked area leading up to a level lawn where there is a greenhouse and planted border. The garden extends to a detached stone-built barn/store.

SERVICES

The property is connected to mains electricity and has oil-fired central heating. Private drainage.

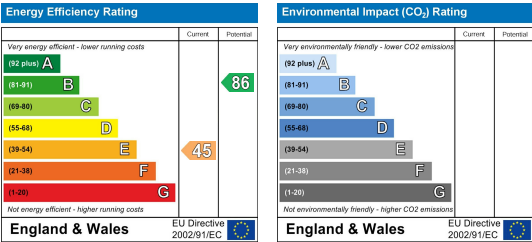
Area Map



Floor Plans



Energy Efficiency Graph



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