



**DC**  
LANE  
SELL • LET • MANAGE

Church Road, Plymouth, PL9 9AU  
£360,000 Freehold

 3  1  2  E



£360,000

# Church Road

Plymouth, PL9 9AU

- Secluded Historical Farmhouse
- Three Bedrooms
- Wealth Character Features
- Extensive Gardens
- No Onward Chain
- Central Plymstock Location
- Two Reception Rooms
- Conservatory
- Parking
- Council Tax Band E

DC Lane are thrilled to present to the market a delightful historic semi detached farmhouse tucked away in a secluded position within central Plymstock, located within close proximity of local amenities, particularly The Broadway shopping precinct which boasts a selection of shops including Post Office, hairdressers, coffee shops, pubs and café's.

Set within a rather generous plot this superb property boasts rooms of good proportions and would benefit from cosmetic redecoration. Entry through the traditional front door into the hallway leads into the splendid principle reception room laid with parquet flooring and features a large inglenook fireplace, window seat, beams and wainscoting panelling adorning the walls. Opening into a conservatory with cloakroom/wc there is direct access to the parking area. A further grand reception room with parquet flooring and fireplace leads into the kitchen extension which was erected in the 1960's with a a selection of wall and base units and through to a utility room with garden access. A charming curved staircase leads to the first floor where there are three good size bedrooms and modern bathroom with shower over the bath. Throughout the property there is plentiful storage, many nooks and crannies and historic details.

The extensive gardens wrap around the farmhouse mainly laid to lawn with mature trees and bushes providing privacy, relaxing in the garden within the secluded surroundings it's hard to imagine that the property is set within central Plymstock. There is also a garage and parking space.

With no onward chain, this 'one of a kind' property believed to be 17th century is brimming with character features and possibilities, it simply must be viewed to appreciate it's 'hidden' location and charm.



## Ground Floor

Lounge	17'0" x 16'10" (5.20 x 5.15)
Dining Room	15'10" x 17'0" (4.83 x 5.20)
Kitchen	15'10" x 6'11" (4.83 x 2.11)
Utility Room	15'10" x 5'3" (4.83 x 1.62)
Conservatory	10'11" x 6'5" (3.34 x 1.96)
WC	4'6" x 4'7" (1.38 x 1.40)

## First Floor

Bedroom One	15'8" x 15'10" (4.80 x 4.85)
Bedroom Two	13'1" x 10'1" (4.00 x 3.08)
Bedroom Three	8'0" x 11'4" (2.46 x 3.46)
Bathroom	9'10" x 5'3" (3.02 x 1.61)





### **Directions**

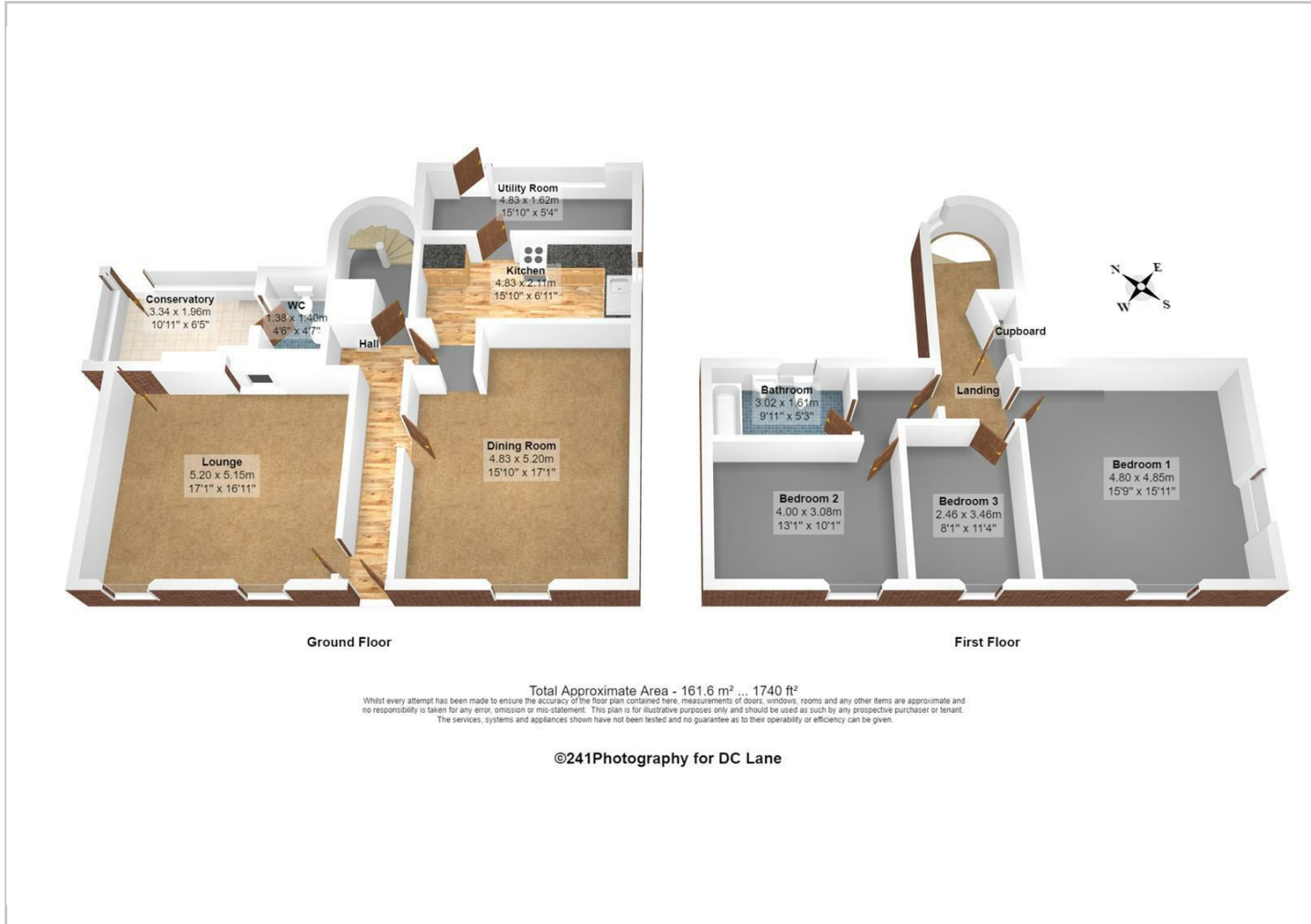
Exit the Devon Expressway following signs for Plymstock. Come along the A374 in the left hand lane taking you across Laira Bridge to Billacombe Road. Take the third exit at the Roundabout onto Pomphlett Road and stay on Pomphlett Rd for 0.6 mi. Continue onto Horn Cross Rd Go through 1 roundabout 0.2 mi Turn right onto Church Rd and the property is located on the left.

**Council Tax Band: E**

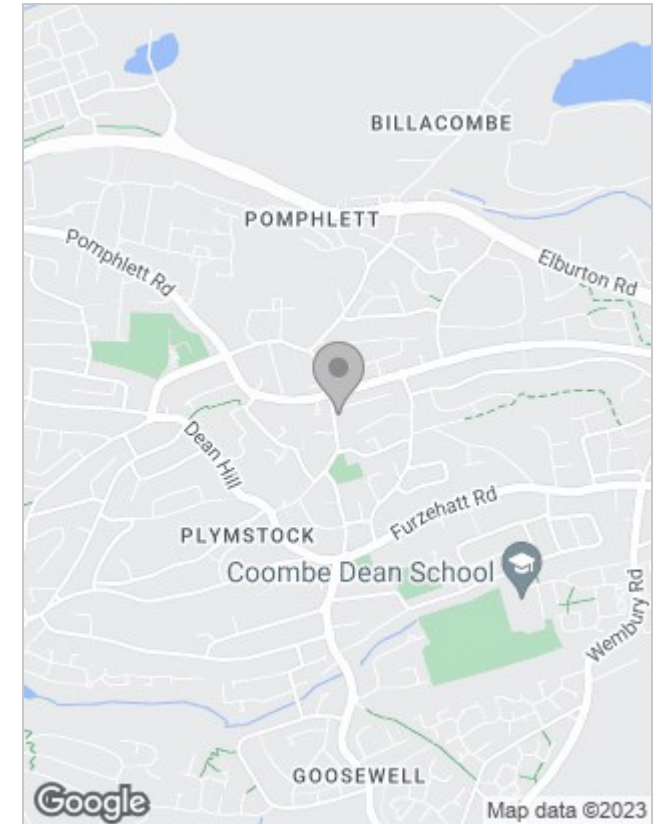




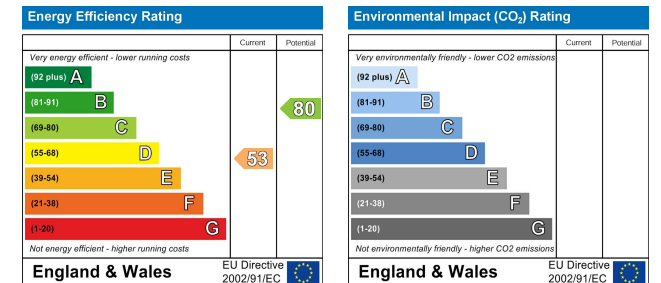
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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