Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



Ivy Cottage Boringdon Hill

Plympton, Plymouth, PL7 4DQ

Offers Over £375,000

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Situated in the idyllic Colebrook area of Plympton sits this unique home, which has been seamlessly blended from 2 properties into one detached cottage. The accommodation briefly comprises a lounge, dining room, kitchen & shower room to the ground floor whilst on the first floor are 4 bedrooms, family bathroom & space for an office. Outside, the property benefits from a double garage & driveway together with a good size garden directly behind the cottage. The garden to the south of the cottage running parallel to Ivy Cottage is being retained by the present owner. The cottage has been wonderfully restored & still has further potential.







IVY COTTAGE, BORINGON HILL, PLYMPTON, PL7 4DQ

ACCOMMODATION
Stable-style uPVC double-glazed front door opening into the lounge.

LOUNGE 17'2" x 11'11" (5.25 x 3.64)
Multi-fuel burner inset into a restored stone chimney and set upon a brick hearth. Open plan access into the inner hall. uPVC double-glazed window to the front elevation.

INNER HALL 6'9" x 3'8" (2.06 x 1.12)
Open plan access into the kitchen. Sliding door opening to the downstairs shower room. uPVC double-glazed stable-style door leading out to the rear garden.

DOWNSTAIRS SHOWER ROOM 7'10" x 6'7" (2.40 x 2.03)
Matching suite comprising a walk-in double thermostatic shower, wash handbasin with mixer tap set onto the tiled window ledge and close-coupled wc. Obscured uPVC double-glazed window to the rear elevation.

KITCHEN 11'8" x 7'2" (3.57 x 2.19)
Fitted with a range of base and wall-mounted units incorporating a square-edged solid wood worktop and a roll-edged laminate work-top. Inset stainless-steel sink with a mixer tap. Rangemaster oven. Spaces for a dishwasher and washing machine. uPVC double-glazed window to the rear elevation. uPVC double-glazed door to the rear leading out to the garden. Wooden bi-folding door leading through into the dining room.

DINING ROOM 14'1" x 11'11" (4.31 x 3.65)
Inset wood-burner set upon a brick hearth. Storage cupboard, currently housing the tumble dryer. Stairs ascending to the first floor landing. uPVC double-glazed window to the front elevation. uPVC double-glazed door leading to the front of the property.

FIRST FLOOR LANDING
Doors providing access to the first floor accommodation. Drop-down hatch providing access to the loft.

BEDROOM ONE 12'2" x 9'11" (3.72 x 3.03)
uPVC double-glazed window to the front elevation.

BEDROOM TWO 10'7" x 10'0" (3.25 x 3.07)
Triple built-in wardrobe with 3 sliding doors. uPVC double-glazed window to the front elevation.

BEDROOM THREE 13'3" x 6'5" (4.06 x 1.96)
2 uPVC double-glazed windows to the rear elevation.

BEDROOM FOUR 14'0" x 7'0" max dimensions (4.27 x 2.14 max dimensions)
Built-in storage cupboard. uPVC double-glazed window to the front elevation.

OFFICE 7'0" x 4'0" (2.14 x 1.22)
uPVC double-glazed window to the rear elevation. Wooden door providing access into the bathroom.

BATHROOM 8'0" x 6'11" (2.46 x 2.12)
Suite comprising a panelled bath with mixer tap and shower over, in addition to an electric shower at the opposite end of the bath, white pedestal wash hand basin and low-level wc. uPVC double-glazed window to the rear elevation. Laminate wood-effect flooring. Painted exposed brick walls around the bath.

OUTSIDE
The property is approached via a slabbed walkway to the front door. To the side is a double garage with a double driveway in front. The rear garden is accessed through 2 metal gates on either side of the property with a good size garden running directly behind the cottage. The garden to the south of the cottage running parallel to Ivy Cottage is being retained by the present owner.

GARAGE
Up-and-over garage door. Power and lighting. Rear pedestrian door.

COUNCIL TAX
Plymouth City Council
Council tax band: D

SERVICES
The property is connected to all the mains services: gas, electricity, water and drainage.

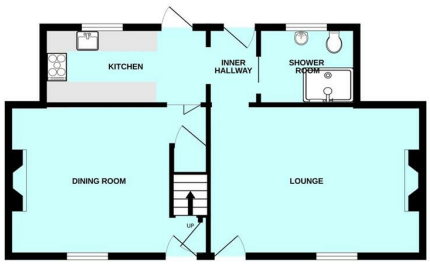
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Area Map

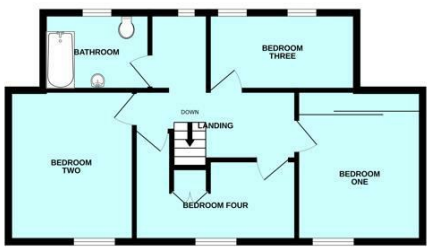


Floor Plans

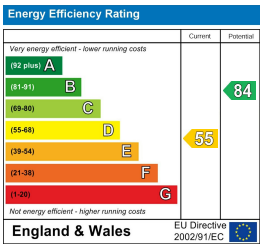
GROUND FLOOR

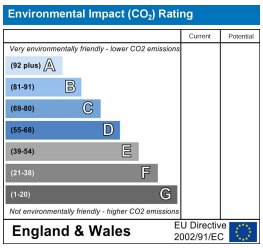


1ST FLOOR



Energy Efficiency Graph





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