Julian Marks
ESTATE AGENTS
PEOPLE, PASSION AND SERVICE



49 Fore Street

Plympton, Plymouth, PL7 1LZ

Offers Over £400,000

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SITUATION

Tan Cottage is situated in Plympton St Maurice and is tucked away down a small lane, off Fore Street. This charming village is on the edge of the Stannary town of Plympton and is one of the oldest settlements in the area. The village itself is steeped in history and enjoys events and festivals including the 'Lamb's Feast' which is held annually on Castle Green. The village is also protected by the Civic Association which takes a proactive approach to conservation. The surrounding area also benefits from St Maurice Guildhall and church as well as the motte and bailey castle at Castle Green, and moving on into Pathfields which is an historic pathway originally running from Plympton through to Tavistock.

FORE STREET, PLYMPTON, PLYMOUTH PL7 1LZ

ACCOMMODATION

Anthracite grey bi-folding double-glazed doors opening from the decking area into the garden room.

GARDEN ROOM

9'4" x 9'1" (2.86 x 2.79)

A warm, inviting room with the roof supported by pine uprights and beams and 2 double-glazed walls running the entire length of the room, providing fantastic, uninterrupted views over the garden and countryside beyond. Wooden door with inset glass leading into the sitting room.

SITTING ROOM

16'2" x 14'7" (4.95 x 4.47)

A splendid room with many medieval features including a fireplace with original quoin stone dating back to 1290, now featuring a modern, highly-efficient Scandinavian wood-burning stove of an unusual design. A central column, built from ancient stone, was found in the garden of the property during the renovation and this now supports the oak beams. An extraordinary optical illusion is created by looking up through the first floor metal staircase. Further along the ceiling is a hatch in its original site, providing access into the main bedroom. There is also a medieval window to the side which overlooks a private lane. The flooring is a mixture of limestone, slate, Moroccan mosaic and antique French terracotta tiles. Wooden door with inset glass panelling opening onto the decked area. Open plan access into the kitchen.

KITCHEN

16'11" x 10'0" (5.16 x 3.05)

The central focal point is a cream gas-fired Aga complemented by uniquely designed units made from teak inlaid with holly. The worktops are made from beech and there is a Belfast-style sink with a mixer tap. The beams are exposed and a blue Victorian cast-iron spiral staircase ascends to the first floor landing. Double-glazed wooden-framed window to the front elevation. Wooden serving hatch to the garden room. The flooring is a mixture of limestone, slate, Moroccan mosaic and antique French terracotta tiles. A curved, pine door leads out to the boot room.

BOOT ROOM

4'5" x 4'3" (1.36 x 1.31)

Continuation of the same flooring. The boot room has a bench and coat hooks. Door opening to the garden.

FIRST FLOOR LANDING

Hardwood steps leading up to the reading room. Storage cupboard. Pine flooring. Open beams. From the landing, protected by a glass screen, with a rope bannister, open metal stairs with intricate torch-cut patterns and variable step height lead up past a suspended wooden-framed storage area to bedroom three/office.

READING ROOM

7'1" x 3'10" (2.17 x 1.18)

This cosy area has recessed shelving and an under-floor storage area accessed through a hatch in the pine floorboards. Original granite-edged window.

BEDROOM ONE

11'10" x 9'4" (3.63 x 2.87)

The bedroom is dual aspect with a pink granite window, dating from 1290, in the west wall (which is the side elevation) and a wooden double-glazed window with a window seat and wooden shutters to the rear elevation, overlooking the garden. Double the height space to the roof with original exposed collar trusses. Unique recess with a tiled mosaic floor, stained-glass miniature window and a round ceramic hand basin with brass taps on a 3-legged stand. Feature granite-edged fireplace. Pine floor with hatch providing access to the sitting room. Overhead storage cupboards. Built-in double wardrobe.

BEDROOM TWO
11'0" x 8'5" (3.37 x 2.59)
Half-boarded ceiling and a 2-step roof with original beams and exposed trusses. Wooden double-glazed window with window seat and wooden shutters to the rear elevation overlooking the garden. Pine airing cupboard housing the combination boiler.

BATHROOM
8'0" x 6'7" (2.46 x 2.03)
Continuation of the pine flooring. The walls are a mixture of granite, pigmented plaster and slate tiles. Exposed oak beams. Double-height ceiling and exposed trusses. The suite itself consists of a roll-top enamel, claw-&-ball footed bath with a 9" copper shower head over, copper upright wash stand and bowl with brass taps and a suspended wc. Large pine windowsill with a recess storage hatch and screened radiator. Wooden double-glazed window with shutter to the side elevation.

BEDROOM THREE/OFFICE
8'10" x 7'7" (2.70 x 2.33)
Pine flooring. Pigmented plaster walls, exposed beams and a Velux window to the front elevation looking out over the countryside. Revolving adjustable pine screen to open or close this area from the rest of the house.

OUTSIDE
The property is approached via a public footpath/lane with a metal gate to the side opening into the property's garden. The lane continues down towards the garage and parking area. At the end of the footpath there is also access onto Mills Meadow - an enclosed, picturesque field - perfect for dog walkers and ramblers. From the decked area outside the garden room there is a raised decking area with 2 large sleepers which act as steps down to the grass area and a slate paved seating area with an outdoor pizza oven. The garden is fully enclosed ,very sunny and inviting and provides the perfect setting for entertaining. Mainly laid to lawn it contains a fascinating mixture of trees and shrubs including wisteria, honeysuckle and laurel. A stone-edged herbaceous border runs down the west side of the garden to the ancient medieval wall at the bottom. At the very bottom of the garden is a decked area with a pergola, a useful shed and a log store. There was previous planning permission for a 5m diameter round room in the garden that could be used as an extra bedroom or studio.

GARAGE
Stone-built garage with timber-framed corrugated roof and timber windows. Power water and drainage. Space and plumbing for a washing machine, dryer and fridge/freezer. There is parking to the front for one vehicle.

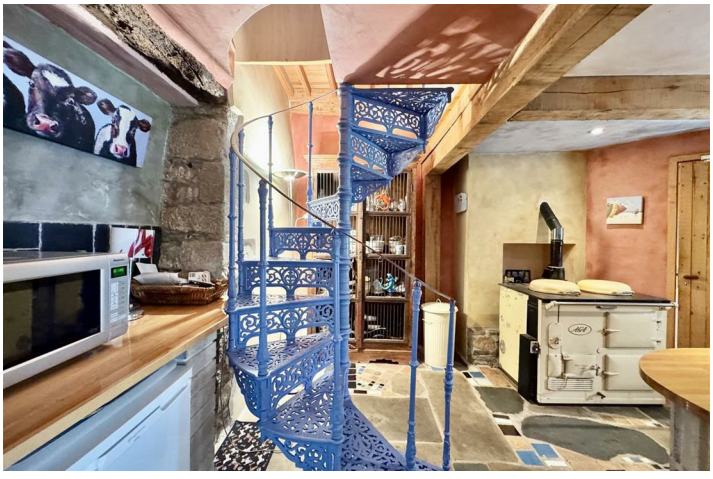
COUNCIL TAX PCC
Plymouth City Council
Council Tax Band: E

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

WHAT3WORDS
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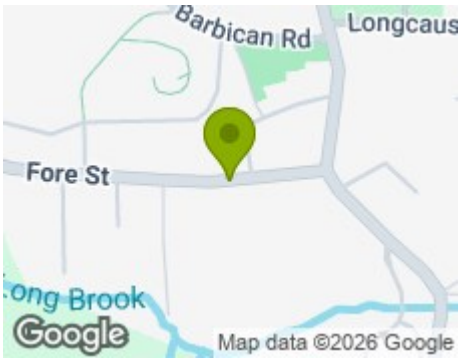








Road Map



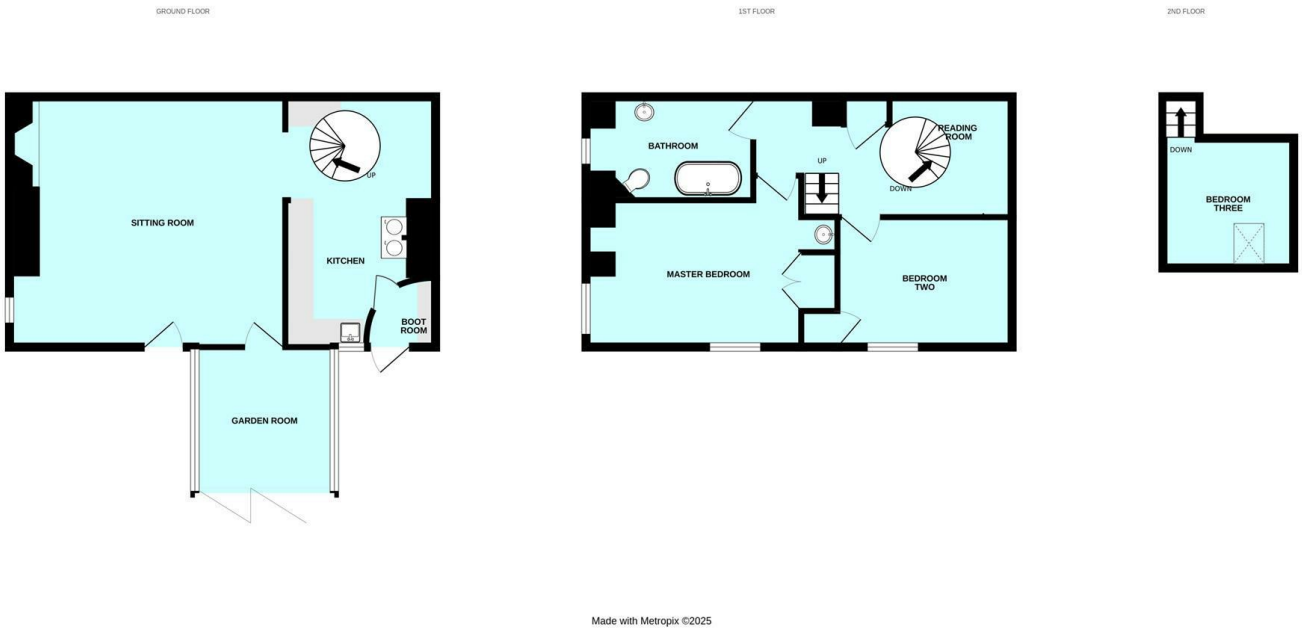
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Plympton Office on 01752 301002 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

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