



## Ivy Cottage Boringdon Hill

Plympton, Plymouth, PL7 4DQ

£395,000



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 spacious garden on a plot totalling approximately 1/5th of an acre. 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. The rear garden is bordered by mature shrubs and hedgerows and includes areas laid on various levels to slate slabs, lawn and a raised decking area, decorated with various plants and flowers. There is also a pond, shed and a summer house.

**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.

**WHAT3WORDS**

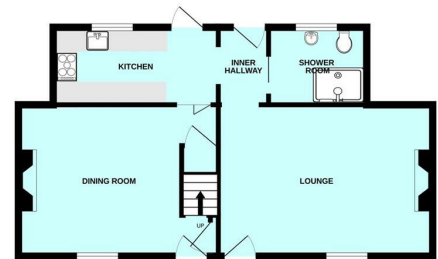
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**Area Map**

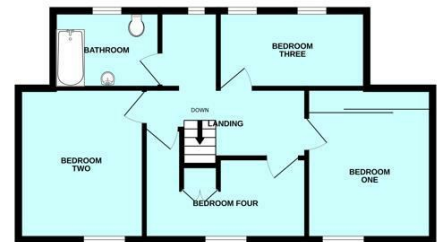


**Floor Plans**

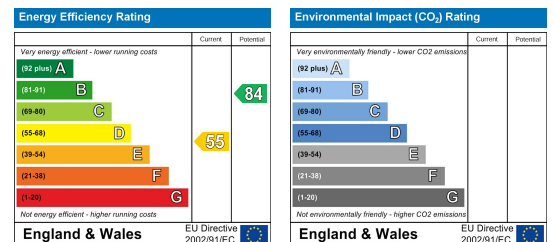
GROUND FLOOR



1ST FLOOR



**Energy Efficiency Graph**



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