



Beechcroft

Sparkwell, Plymouth, PL7 5DD

£575,000



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SUMMARY

This unique and attractive period cottage, situated in the heart of Sparkwell village, has been tastefully renovated throughout to a high standard and has both a cosy yet luxurious feel to it. The accommodation briefly comprises an entrance porch, lounge, dining room, kitchen, cloakroom, 3 bedrooms and a shower room. Outside the property boasts a stunning mature garden to the front and a generous low maintenance courtyard garden with countryside views to the rear, as well as off-road parking. The property has a recently constructed 2-storey barn which is currently used as a home office with a large store and wc however it has the potential to be further developed for a variety of personal and professional uses subject to the relevant planning requirements.

ACCOMMODATION

Composite double-glazed stable door opening into the porch.

PORCH

5'7" x 4'4" (1.71 x 1.33)

Wooden door leading into the lounge.

LOUNGE

18'9" x 13'2" (5.74 x 4.03)

Large fireplace with an exposed stone chimney breast and a Dean Forge log burner inset with a slate hearth. Decorative panelling. Wooden beams. 2 uPVC double-glazed windows to the front elevation. Doorway through to the dining room.

DINING ROOM

15'1" x 10'1" (4.62 x 3.08)

Decorative panelling. Exposed stonework. Doorway leading to the hallway. Opening leading into the kitchen area.

KITCHEN

17'0" max x 12'9" (5.19 max x 3.89)

Range of matching base and wall-mounted units with a polished square-edged work-top and peninsula breakfast bar. Inset one-&-a-half bowl single drainer sink unit with a mixer tap. Space for free-standing fridge, freezer, dishwasher, washing machine and a Rangemaster. Wall-mounted extractor hood. Composite double-glazed door with glass panels inset leading into the rear courtyard garden. uPVC double-glazed window to the rear elevation. Large skylight.

HALLWAY

9'3" x 3'7" (2.84 x 1.11)

Doorway leading into the cloakroom/wc. Under-stairs cupboard. Stairs ascending to the first floor.

DOWNSTAIRS CLOAKROOM/WC

6'6" x 6'0" (1.99 x 1.83)

Fitted with a close coupled wc and a wall-hung hand basin. Built-in storage cupboard. uPVC double-glazed window to the side elevation.

FIRST FLOOR LANDING

9'2" x 6'5" (2.81 x 1.96)

Providing access to the first floor accommodation. uPVC double-glazed window with shutters to the side elevation.

BEDROOM ONE

15'2" x 10'4" (4.63 x 3.15)

Decorative wooden panelling. Space for free-standing wardrobes. uPVC double-glazed window with shutters to the rear elevation.

BEDROOM TWO

13'3" x 12'4" (4.04 x 3.78)

Small and decorative antique Victorian cast iron arched fireplace insert. uPVC double-glazed window with shutters to the rear elevation.

BEDROOM THREE

13'3" max x 6'2" (4.04 max x 1.90)

uPVC double-glazed window with shutters to the rear elevation.

SHOWER ROOM

7'1" x 5'6" (2.17 x 1.69)

A fully tiled room comprising a corner shower cubicle with a mains shower and a monsoon shower head, a vanity hand basin with a mixer tap and a close coupled wc. Wall-mounted chrome towel rail/radiator.

THE BARN

23'5" x 10'0" (7.16 x 3.07)

Double doors to the front elevation lead out onto the driveway. On the ground floor there is storage racking at one end. Wall-mounted sink with a cold water tap. Wall-mounted consumer unit. A door leads to a wc. Wooden stairs ascend to the office area on the upper level. On the upper level there is an electric heater and 2 full tilt Velux windows to the front elevation. Doorway leading out to the decked area of the garden.

OUTSIDE

The property is approached via the driveway leading to the 2-storey barn. Steps to the side of the driveway lead up to a wooden gate opening into the large well-manicured level

garden. The garden has several areas laid to gravel, a decked area and a lawn bordered by mature shrubs, trees and plants. Within the garden there is a wooden shed and a metal storage unit. From the decked area there is a composite door providing access to the upper level of the barn. A path leads to the front door. The rear garden is a fully enclosed low maintenance sunny courtyard garden, accessed via the kitchen, and is spread across 3 levels. There is an area laid to patio and the other levels are laid to gravel stones.

WHAT3WORDS

///organist.contain.womanly

COUNCIL TAX

South Hams District Council
Council tax band D



Road Map



Hybrid Map



Terrain Map



Floor Plan

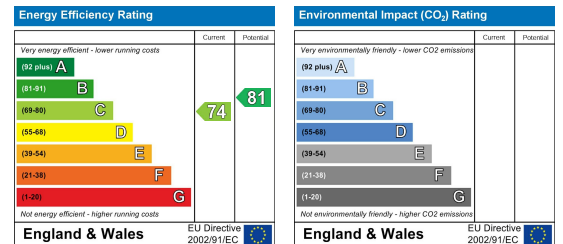


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Viewing

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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