



Beechcroft Sparkwell

Plympton, 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

SERVICES

The property is connected to mains electricity, water and drainage.



Road Map



Hybrid Map

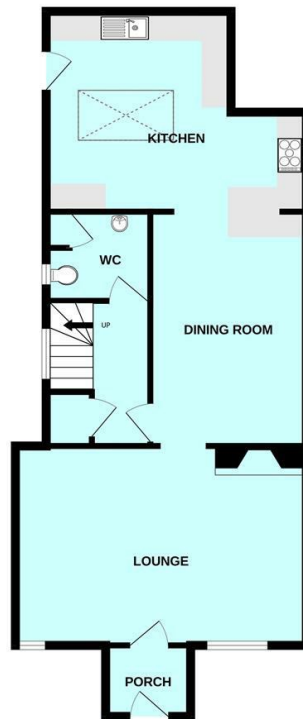


Terrain Map



Floor Plan

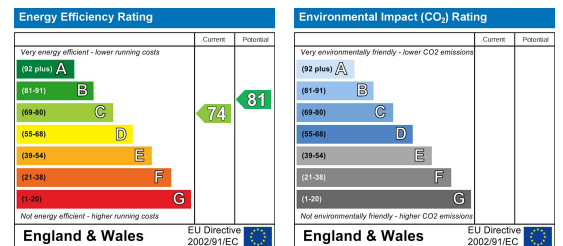
GROUND FLOOR



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.