



## Woodcocks Eye

Venton, Plymouth, PL7 5DT

Guide Price £750,000

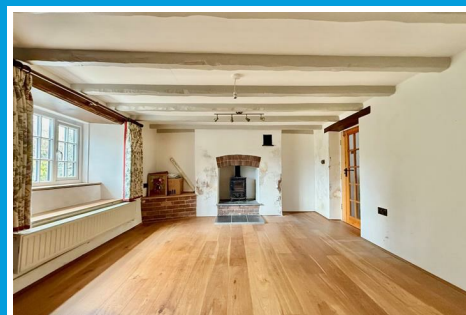




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## WOODCOCKS EYE

### ACCOMMODATION

Hardwood front door opening into the entrance hall.

### ENTRANCE HALL

12'6 x 9'3 (3.81m x 2.82m)

Slate-flagged floor. Providing access to the ground floor accommodation.

### INNER HALLWAY

Slate-flagged floor. Timber staircase ascending to the first floor with cupboard beneath. Access to the integral garage.

### SITTING ROOM

16'2 x 12'2 (4.93m x 3.71m)

Slate-flagged floor. Fabulous stone fireplace with a stone hearth and wood-burning stove. Window to the side elevation and door leading to outside. Doors providing access to the remaining ground floor accommodation.

### DINING ROOM

15'4 x 12'2 (4.67m x 3.71m)

Hardwood floor. Window with window seat. Chimney breast with fireplace incorporating a small wood-burning stove set onto a slate hearth. Beamed ceiling. Glazed doorway opening into the kitchen.

### KITCHEN

16'5 x 9'2 (5.00m x 2.79m)

Range of base and wall-mounted cabinets with timber fascias, slate work surfaces and matching hardwood-edged work surfaces. Inset one-&a-half bowl single-drainer sink unit. Built-in dishwasher. Inset hob with glass splash-back and cooker hood above. Built-in double oven and grill. Tiled floor throughout. Beamed ceiling. Spot lighting. 3 windows overlooking the front courtyard.

### LOUNGE

23'5 x 14'2 (7.14m x 4.32m)

A fabulous formal reception room with hardwood flooring throughout. Dual aspect with 2 windows to the side elevation and a glazed door leading to outside. Feature brick-built fireplace. Beamed ceiling. Door opening into an inner lobby.

### INNER LOBBY

Quarry-tiled floor. Small window to the rear elevation. Loft hatch. Integral access to the double garage. Door opening to the utility room.

### UTILITY ROOM/WC

11'2 x 4'5 (3.40m x 1.35m)

Work surface. Base and wall-mounted cabinets. Stainless-steel single-drainer sink unit. Space for appliance. Window to the rear elevation. Overhead Velux skylight. WC with a mirrored bathroom cabinet.

### UTILITY ROOM

9'7 x 6'11 (2.92m x 2.11m)

Range of timber cabinets. Polished granite work surfaces. Belfast-style porcelain sink. Tiled floor. Window overlooking the front courtyard. Door opening into the store room.

### STORE ROOM

6'2 x 5'7 (1.88m x 1.70m)

Tiled floor. Work surface. Cabinet shelving. Obscured window to the rear elevation.

### DOWNSTAIRS SHOWER ROOM/WC

6'10 into shower x 5'7 (2.08m into shower x 1.70m)

Fitted with an enclosed shower, wc and basin. Partly-tiled walls. Towel rail/radiator.

### FIRST FLOOR LANDING

14'1 x 13'1 (4.29m x 3.99m)

A superb, spacious landing providing access to the first floor accommodation. Range of built-in storage. Window, with window seat, providing countryside views. Second window over the staircase. Loft hatch. Hardwood floor.

### BEDROOM ONE

23'3 max x 13'7 (7.09m max x 4.14m)

A superb master bedroom with feature vaulted ceiling and ceiling beams. Triple aspect with windows providing countryside views. Additional Velux window with lovely views. Hardwood flooring. Door opening into the ensuite bathroom.

### ENSUITE BATHROOM

8'2 x 6'5 (2.49m x 1.96m)

Comprising bath, shower, wc and basin. Partly-tiled walls. Velux skylight. Towel rail/radiator.

### BEDROOM TWO

15'11 x 12'8 (4.85m x 3.86m)

Vaulted ceiling with ceiling beams. Dual aspect with window and Velux skylight. Chimney breast with fireplace.

### BEDROOM THREE

15' x 9' (4.57m x 2.74m)

Window overlooking the gardens. Feature vaulted ceiling with ceiling beams. Hardwood floor.

### BEDROOM FOUR

13' x 9' (3.96m x 2.74m)

Hardwood floor. Full-height window providing lovely countryside views towards Dartmoor.

### FAMILY BATHROOM

7'9 x 6'1 (2.36m x 1.85m)

Comprising bath with shower system above, pedestal basin and wc. Partly-tiled walls. Towel rail/radiator. Window. Spotlighting.

### DOUBLE GARAGE

18' x 17'6 (5.49m x 5.33m)

An integral double garage which has a partly-vaulted ceiling with skylights. 2 single remote doors to the front elevation. Integral

access to the property. Floor-mounted boiler (not working). Power and lighting.

### DETACHED TIMBER GARAGE

15'4 x 9'4 (4.67m x 2.84m)

Constructed beneath a pitched roof, with double doors to the front elevation. Power. Outside-mounted power points and tap. 2 windows to the side elevation.

### DETACHED STONE PIGGERY

19' x 8'10 measured externally (5.79m x 2.69m measured externally)

Currently being used as a wood store and potting shed. Constructed beneath a tiled, pitched roof with a window to each gable end and 2 entrances.

### THE GROUNDS

Woodcocks Eye is set within generous grounds, approximately 2 acres or thereabouts, which include areas laid to lawn, shrub and flower beds, mature trees and a quarry area.

### COUNCIL TAX

South Hams District Council  
Council Tax Band: F

### SERVICES

The property is serviced by LPG and connected to mains electricity, water and drainage. Private septic tank.



Road Map



Hybrid Map



Terrain Map



Floor Plan

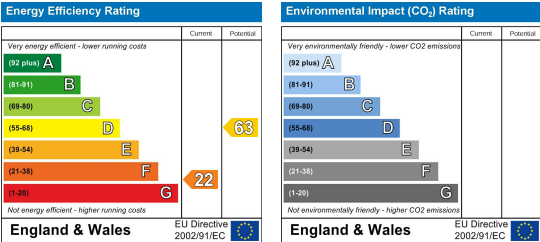


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Viewing

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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