



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.

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

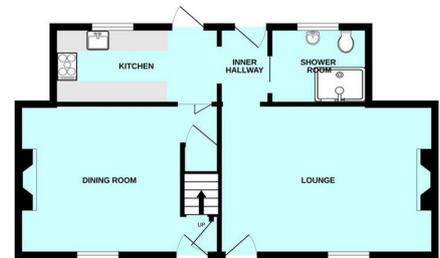
///makes.limp.piper

Area Map

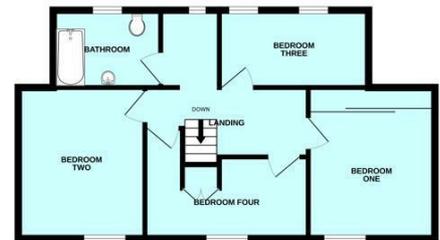


Floor Plans

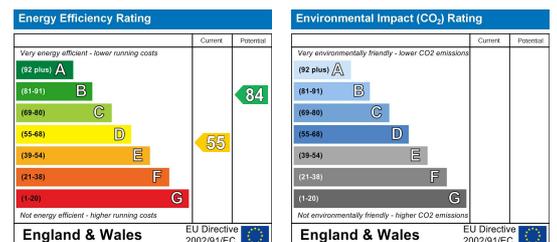
GROUND FLOOR



1ST FLOOR



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.