



4 Church Road

Plympton, Plymouth, PL7 1NH

£500,000



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ISLAND HOUSE, CHURCH ROAD, PLYMPTON, PL7 1NH

SUMMARY

Elegant double-fronted Grade II listed period home situated within the heart of the historic Plympton St Maurice conservation area. The property has a wealth of character features including fireplaces, exposed beams, original doors and floors. The accommodation briefly comprises an entrance porch, entrance hall, 3 reception rooms, modern fitted kitchen/breakfast room, bespoke Amdega conservatory, 4 generous bedrooms and 2 bathrooms, including one ensuite. Externally there is a beautiful enclosed walled garden with a good-sized patio, lawn area, outbuilding and treehouse as well as a garage to the side of the property. The property benefits from gas central heating and replacement sash windows.

ACCOMMODATION

Original solid wood door opening into the entrance porch.

ENTRANCE PORCH

Detailed mosaic floor with 1743 inlaid into the flooring. Part-stained glass door opening into the entrance hall.

ENTRANCE HALL

23 x 3'2 (7.01m x 0.97m)

Doors providing access to the reception rooms. Original slate flagstone floor. Original Georgian wood-panelled walls. 2 staircases ascending to the first floor. One leading to the master bedroom and bathroom.

LOUNGE

19'9 x 11'8 (6.02m x 3.56m)

Original feature fireplace with wood burning stove inset. Recessed storage with inset baskets. Log store. Wood panelling to the walls. Sash window with shutters overlooking the front.

DINING ROOM

16'10 x 9'10 (5.13m x 3.00m)

Bespoke furniture fitted to one wall including cupboards, drawers, display cabinets and shelving. Wood panelling to the walls. Sash window with shutters overlooking the front.

SECOND LIVING ROOM/SNUG

13'9 x 10'10 (4.19m x 3.30m)

Original fireplace with granite lintel and wood burning stove inset. Original hidden cupboards. Original slate flagstone floor. Wood panelling to the walls. Walk-through to the kitchen.

KITCHEN

12'5 x 11'5 (3.78m x 3.48m)

A well appointed kitchen with modern white shaker style units comprising full-height larder cupboards, matching base cupboards and drawers with silsetone work surfaces over and matching splash-backs. Double drainer porcelain sink unit with mixer tap. Small pane casement window over the sink with a view to the rear garden. Incorporated appliances including a 4-ring electric hob, electric double oven, fridge-freezer and dishwasher with matching door fronts. Small breakfast bar. Tiled floor. Feature beams. Inset ceiling spotlights. Further sash window.

CONSERVATORY

13'5 x 13'3 (4.09m x 4.04m)

A bespoke Amdega conservatory with glass panes and a pitched roof. Fitted bookcase, cupboards and display cupboard. Tiled floor. Tiled wall with modern 'Living Flame' gas fire inset. French doors opening to the rear garden.

UTILITY ROOM

7'7 x 6'11 (2.31m x 2.11m)

Fitted base units. Plumbing for washing machine. Cast iron stove. Original slate floor.

FIRST FLOOR LANDING

9'9 x 5'9 (2.97m x 1.75m)

Doors to the master bedroom and bathroom.

BEDROOM ONE

14'5 x 11'8 (4.39m x 3.56m)

Sash window overlooking the front. Fitted wardrobes.

BATHROOM

8'7 x 7' (2.62m x 2.13m)

Fitted with a 3-piece suite comprising a roll-top and claw-foot

antique bath, low level wc and pedestal wash hand basin. Towel rail/radiator. Wood panelling to the walls. Small pane window.

FIRST FLOOR LANDING

Feature stained glass window with a hat motif. Providing access to the remaining first floor accommodation. Door opening to the staircase to bedroom four.

BEDROOM TWO

13'6 x 11' (4.11m x 3.35m)

Ensuite shower facilities comprising a fully-tiled corner shower with a mains shower. Cupboard unit with mounted porcelain sink with a mixer tap and an enclosed wc. Built-in wardrobe. Original fireplace, which is covered to the front. Sash window.

BEDROOM THREE

13'5 x 13'3 (4.09m x 4.04m)

Built-in cabin bed. Feature fireplace surround with cast iron hearth. Storage cupboard/wardrobe. Sash window overlooking the front.

BEDROOM FOUR

26'3 x 12'6 (8.00m x 3.81m)

Storage cupboard. Original wide planked wood floor. Beamed ceiling. 2 windows offering views to the front and a view of Plympton Castle. Access to an attic room.

ATTIC ROOM

Currently used as playroom/storage area.

OUTSIDE

Fully enclosed walled garden with areas laid to patio and lawn. Mature pear tree with treehouse. Stone-built storage shed. The garden is mature with well-stocked borders of flowers and shrubs and a creates a welcoming and social outdoor family space.

GARAGE

18'4 x 19'11 (5.59m x 6.07m)

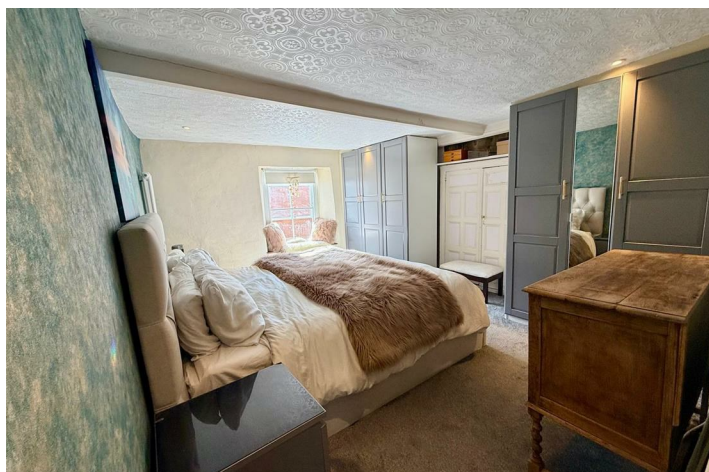
Located to the side of the property. Up-&-over door. Power and lighting.

COUNCIL TAX

Plymouth City Council
Council Tax Band: C

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.



Road Map



Hybrid Map



Terrain Map



Floor Plan

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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