



## Ivy Cottage Boringdon Hill

Plympton, Plymouth, PL7 4DQ

**£425,000**



Situated in the idyllic Colebrook area of Plympton sits this unique home, which has been blended of two properties seamlessly 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 & has the potential to go further.





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 sat upon a brick hearth. Square archway leading through to the inner hall. uPVC double-glazed window to the front elevation.

INNER HALL 6'9" x 3'8" (2.06 x 1.12)

Square archway leading through to the kitchen. Sliding door through 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 thermostat shower, close coupled wc and hand wash basin with a mixer tap over and set onto the tiled window ledge. uPVC double-glazed patterned glass window to the rear elevation.

KITCHEN 11'8" x 7'2" (3.57 x 2.19)

Range of base and wall-mounted units. One square-edge solid wood work-top and one rolled-edge laminate work-top. Inset stainless-steel sink with a mixer tap. Rangemaster, space 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)

Wood burner set into a stone chimney and sat 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

Providing access to the first floor accommodation. Drop-down latch 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)

Built-in sliding door wardrobe with 3 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 together with 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.

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 has a multitude of levels including a slate slabbed, lawn area and a raised decking area and is bordered by mature shrubs and hedgerows. There is a pond, shed and a summer house and is decorated with various plants and flowers.

GARAGE

Up-and-over garage door, power and lighting.

COUNCIL TAX

Plymouth City Council  
Council tax band D

WHAT3WORDS

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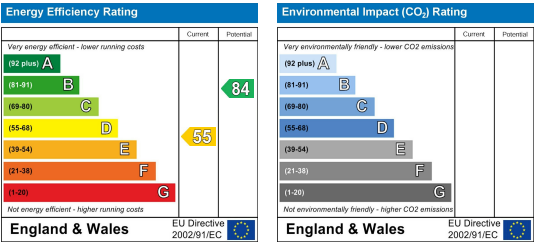
Area Map



Floor Plans



Energy Efficiency Graph



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