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# Red Lion Cottage Red Lion Hill

Brixton, Plymouth, PL8 2BT

**£350,000**

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Superbly-presented end-terraced cottage situated within this desirable South Hams village. The accommodation comprises a ground floor open-plan living room and kitchen plus a separate utility. The upper floors host 4 double bedrooms, family bathroom and a top floor ensuite bathroom. There are many characterful features throughout including hard wood flooring and a log burner. Externally, to the rear there is a courtyard-style garden plus a garage. Double-glazing & central heating.







## RED LION COTTAGE, BRIXTON, PL8 2BT

### ACCOMMODATION
Front door opening into the open-plan living room.

### OPEN-PLAN LIVING ROOM/KITCHEN 21'11 x 19' (6.68m x 5.79m)
2 windows to the front elevation plus a feature window with leaded stained glass to the rear elevation. Feature wood burner set onto a slate hearth. Ample space for seating and dining. The kitchen area is fitted with a range of contemporary base and wall-mounted cabinets with polished hard wood work surfaces. Inset one-&-a-half bowl single drainer unit. Built-in oven. Separate hob with a cooker hood above. Built-in dishwasher. Space for fridge-freezer. Further window to the rear elevation overlooking the courtyard. Cupboard housing the consumer unit. Hard wood floor throughout.

### UTILITY 9'10 x 5'9 (3.00m x 1.75m)
Triple aspect with windows to the rear and side elevations plus a partly-glazed stable door to the side elevation leading to outside. Base and wall-mounted cabinets with a hard wood work surface. Space and plumbing for washing machine. Wall-mounted Worcester gas boiler. Tiled floor. Staircase providing access to the remaining accommodation.

### FIRST FLOOR LANDING
Providing access to bedrooms two, three and four and the family bathroom. Staircase ascending to the top floor.

### BEDROOM TWO 10'5 x 10'2 (3.18m x 3.10m)
Window to the front elevation.

### BEDROOM THREE 11'8 x 9'6 (3.56m x 2.90m)
Currently used as an office. Window to the front elevation. Feature storage cupboard. Alcove with shelving.

### BEDROOM FOUR 10'7 x 9' (3.23m x 2.74m)
Window to the rear elevation.

### FAMILY BATHROOM 8'7 x 4'10 (2.62m x 1.47m)
Comprising a double-ended bath with a shower system above, basin with cupboard beneath and wc. Chrome towel rail/radiator. Tiled floor. Partly-tiled walls. Obscured window to the rear elevation.

### TOP FLOOR LANDING 9'2 x 6'1 (2.79m x 1.85m)
Providing access to bedroom one and the ensuite bathroom. Eaves access. Hard wood parquet flooring. Feature beams. Window to the rear elevation.

### BEDROOM ONE 11'10 x 11' (3.61m x 3.35m)
Feature exposed stone work with beams. Hard wood parquet flooring. Velux window to the rear elevation together with a Velux fold-out balcony-style window providing lovely views towards Brixton church. Eaves access.

### ENSUITE BATHROOM 11'6 x 4'2 (3.51m x 1.27m)
Comprising a floor-standing bath with wall-mounted tap and a shower above, basin set onto a plinth with storage beneath and a splash-back with a wall-mounted tap and wc. Towel rail/radiator. Mirror. Velux window to the rear elevation.

### GARAGE 18'9 x 10'9 (5.72m x 3.28m)
Pitched roof. Up-&-over door to the front elevation. Windows to the rear and side elevations.

### OUTSIDE
Courtyard-style garden laid to chippings and patio to the rear of the property.

### COUNCIL TAX
South Hams District Council
Council tax band D

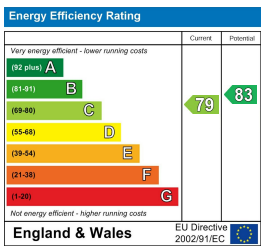
## Area Map

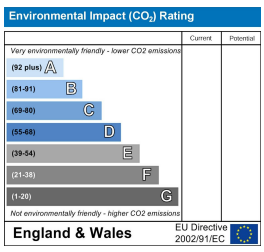



## Floor Plans




## Energy Efficiency Graph




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