



## Torr Cottage

Brixton Torr, Plymouth, PL8 2BD

**Offers In The Region Of £440,000**



Torr Cottage is situated at the end of the Brixton Torr hamlet in an idyllic position with lovely gardens offering a high degree of privacy & seclusion & located just a stone's throw from the beautiful Cofflette Creek. The extended detached cottage has a garage, living room with immense character including a stone fireplace & wood burner, open-plan kitchen/dining room leading to a separate sun lounge, all taking advantage of the views over the garden. Over the first floor, via 2 staircases, there are 3 double bedrooms & a bathroom. There is also a ground floor shower room/wc. The property has oil-fired central heating & double-glazing.





TORR COTTAGE, BRIXTON TORR, PL8 2BD

ACCOMMODATION

ENTRANCE PORCH

uPVC double-glazed entrance porch. Quarry-tiled floor. Opening into the living room.

LIVING ROOM 21'1 x 12'4 (6.43m x 3.76m)

The living room has immense character with beamed ceilings and a beautiful stone fireplace on a stone hearth with a wood burner. Tiled floor throughout. Feature ceiling beams. Stone and slate staircase ascending to the first floor. 2 windows to the front elevation. Doorway providing access to the kitchen/dining room.

KITCHEN/DINING ROOM 23'1 x 17' at widest point (7.04m x 5.18m at widest point)

An open-plan room with ample space for dining table and chairs. Large bay window taking advantage of the garden views. The kitchen is fitted with a range of base and wall-mounted cabinets with oak fascias, work surfaces and tiled splash-backs. Stainless-steel single drainer sink unit. Built-in double oven and grill. Separate hob. Space for fridge. Over-head cupboard housing the electric meter and modern consumer unit. Recessed pantry with shelving. Tiled floor throughout. Window to the rear elevation overlooking the garden. Spiral staircase leading to the master bedroom. Doorway opening into the sun lounge. Doorway opening into the downstairs shower room/wc.

REAR LOBBY/DOWNSTAIRS SHOWER ROOM/WC 7'10 x 5'10 (2.39m x 1.78m)

Fitted with an enclosed shower, wc and pedestal basin. Chrome towel rail/radiator. Floor-mounted oil-fired boiler. Cupboard housing the hot water cylinder. Top level obscured window. Obscured glazed door providing additional outside access.

SUN LOUNGE/OCCASIONAL 4TH BEDROOM 9'8 x 7'11 (2.95m x 2.41m)

Windows to 2 elevations with lovely views over the garden. Ceiling beam. Doorway leading to outside.

BEDROOM ONE 16'3 x 12'11 (4.95m x 3.94m)

Accessed via it's own spiral staircase. The room is dual aspect with a window to the front elevation providing fabulous views over the garden towards woodland plus sliding double-glazed patio doors opening onto a decked patio, which in turn leads to the garden. Doorway opening into the bathroom.

WALK-IN CLOSET 6'9 x 6'2 (2.06m x 1.88m)

BATHROOM 6'4 x 6'4 (1.93m x 1.93m)

Comprising a bath, pedestal basin and wc. Fully-tiled walls. Obscured window to the side elevation.

FIRST FLOOR LANDING

Providing access to bedrooms two and three. Feature beams.

BEDROOM TWO 13' x 9'7 (3.96m x 2.92m)

Recessed storage. Ceiling beams. Loft hatch. Window to the front elevation providing lovely countryside views.

BEDROOM THREE 10'2 x 9'6 (3.10m x 2.90m)

Recessed storage. Ceiling beams. Window to the front elevation with lovely countryside views.

GARAGE 16'7 x 16'4 at widest point (5.05m x 4.98m at widest point)

Up-&-over style door to the front elevation. Window to the rear elevation. Side access door. Shallow pitched roof providing some over-head storage.

OUTSIDE

A quintessential cottage garden offering complete privacy and seclusion. The garden is mainly laid to lawn together with mature planting and feature masonry pergolas with mature climbing plants. A small gateway provides access to Cofflette Creek.

COUNCIL TAX

South Hams District Council

Council tax band F

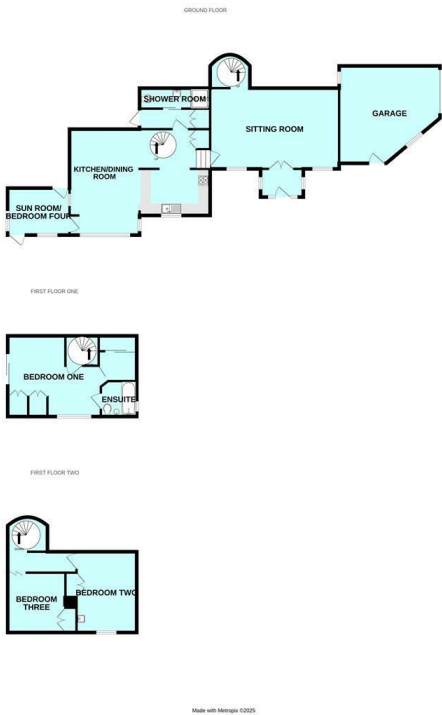
SERVICES

The property is connected to mains electricity and water. There is oil-fired heating and private drainage.

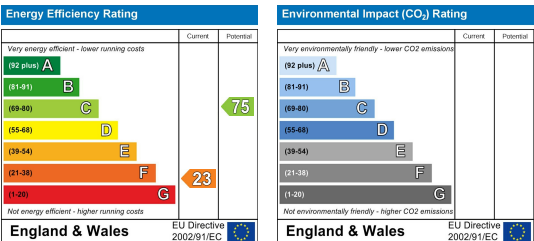
Area Map



Floor Plans



Energy Efficiency Graph



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