



## 4 Torr Farm Cottages

Yealmpton, Plymouth, PL8 2HR

£370,000



Set within a semi-rural development of stone cottages, is this delightful detached residence which has accommodation comprising an open-plan living/dining/kitchen area, 3 bedrooms & shower room. Beautiful enclosed garden. Detached stone-built store. Residence and visitor parking within the courtyard.





TORR FARM COTTAGES, YEALMPTON, PL8 2HR

ACCOMMODATION

Access to the property is gained via the part-glazed wooden entrance door opening into the entrance hall.

ENTRANCE HALL 8'11" x 4'3" (2.74 x 1.30)

Turning staircase rising to the first floor. Inset ceiling spotlights. Part-glazed inner door leading into living area.

OPEN-PLAN LIVING/DINING/KITCHEN AREA 24'6" x 15'0" (7.47 x 4.59)

An open-plan dual aspect with deep-sill windows to both the front and rear elevations. Glazed wooden door opening through to the rear garden. Within the living area there is a solid fuel burner set onto a tiled hearth with a marble surround. Wood panelling to all walls. Wood laminate floor extending throughout the room. Within the kitchen area there is a series of wooden work surfaces. Inset one-&a-half bowl single drainer sink unit. Built-in electric oven. Built-in induction hob. Built-in slimline dishwasher. Space and plumbing for a washing machine. Space for a fridge-freezer. Under-stairs storage cupboard.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. 2 loft hatches. Built-in cupboard housing the hot water cylinder.

BEDROOM ONE 11'2" to wardrobe face x 9'4" (3.42 to wardrobe face x 2.85)

Deep-sill double-glazed window to the rear elevation overlooking the rear garden. Exposed timber beams. Built-in recessed double wardrobe providing useful storage and hanging space.

BEDROOM TWO 13'2" x 6'7" (4.03 x 2.03)

A dual aspect room with deep-sill double-glazed windows to the side and rear elevations, Exposed timber beams.

BEDROOM THREE 11'1" x 4'11" (3.39 x 1.50)

Deep-sill double-glazed window to the front elevation. Exposed timber beams.

SHOWER ROOM 6'10" x 5'2" (2.10 x 1.58)

Modern suite comprising a double-sized tiled shower with shower unit, spray attachment and rainfall shower unit, sink unit with a vanity cupboard beneath and a boxed-in low level wc. Built-in open shelving. Obscured double-glazed window to front elevation.

DETACHED STONE-BUILT STORE

Vaulted roof space with Velux-style windows to the rear elevation.

OUTSIDE

The property is approached via the brick-paved parking area for the residents. There are also visitors spaces. To the rear there is a fenced enclosed garden with steps and a decked area leading up to a level lawn where there is a greenhouse and planted border. The garden extends to a detached stone-built barn/store.

SERVICES

The property is connected to mains electricity and has oil-fired central heating. Private drainage.

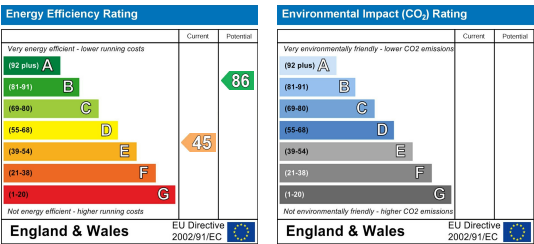
Area Map



Floor Plans



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.