



Home Orchard Cottage Arcadia Road

Elburton, Plymouth, PL9 8EG

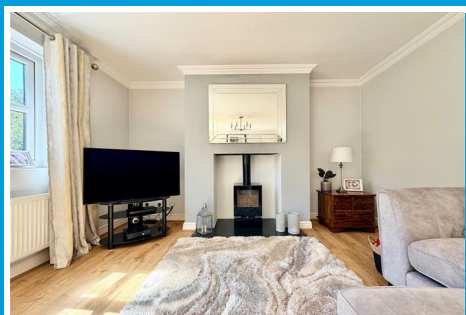
£795,000



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SUMMARY

A rare opportunity to acquire this exceptional house situated in a tucked-away enclave within Elburton and set within generous grounds offering a high degree of privacy and seclusion. The gardens and house are beautifully kept and briefly comprise an entrance hall, downstairs cloakroom/wc, lounge, separate dining room plus a study/ground floor 5th bedroom. There is also a kitchen/breakfast room with a separate utility and an integral double garage. On the first floor, a spacious galleried landing provides access to 4 bedrooms, family bathroom and an ensuite bathroom to bedroom one. Double-glazing & central heating.

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALLWAY

13' x 10'4 (3.96m x 3.15m)

Providing access to the ground floor accommodation. Hard wood flooring. Staircase ascending to the first floor. Understairs storage cupboard.

LOUNGE

21'11 x 12'11 (6.68m x 3.94m)

Window to the side elevation. French doors with windows either side overlooking and accessing the garden. Chimney breast with wood burner. Fitted flooring.

DINING ROOM

13'1 x 13'1 (3.99m x 3.99m)

Window to the front elevation.

STUDY/BEDROOM FIVE

12'11 x 11'3 (3.94m x 3.43m)

Window to the rear elevation. Fitted flooring.

KITCHEN/BREAKFAST ROOM

22' x 10'10 (6.71m x 3.30m)

An open-plan dual aspect room with windows to the front and rear elevations. Ample space for table and chairs. Range of matching base and wall-mounted cabinets with oak fascias complemented by polished granite work surfaces and splash-backs. Inset stainless-steel one-&-a-half bowl sink unit with a work-top mounted mixer tap. Belling range-style oven with a cooker hood. Built-in microwave. Wine cooler. Integral fridge. Integral dishwasher. Tiled floor. Inset ceiling spotlights. Doorway opening into the utility room.

UTILITY ROOM

13'4 x 7'11 (4.06m x 2.41m)

Matching cabinets with a work surface and tiled splash-backs. Stainless-steel twin bowl single drainer sink unit. Space for washing machine. Space for tumble dryer. American-style fridge-freezer. Built-in cupboard with shelving. Tiled floor. Window to the rear elevation. Party-glazed door to the rear elevation. Integral access to the double garage.

DOWNSTAIRS CLOAKROOM/WC

8'5 x 3'1 (2.57m x 0.94m)

Fitted with a wc with a concealed cistern and a push-button flush and basin with a cupboard beneath. Hard wood floor. Partly-tiled walls. Obscured window.

GALLERIED LANDING

14'4 x 13'2 (4.37m x 4.01m)

A spacious galleried landing providing access to the first floor accommodation. Loft hatch with a pull-down loft ladder. Recessed airing cupboard with slatted shelving housing the hot water cylinder.

BEDROOM ONE

16'9 x 16'8 wall to wall (5.11m x 5.08m wall to wall)

Window to the front elevation with views towards the

countryside. Range of built-in wardrobes with matching bedside cabinets and dressing table. Doorway opening into the ensuite bathroom.

ENSUITE BATHROOM

13' x 7'6 (3.96m x 2.29m)

A spacious ensuite bathroom comprising a fitted double-ended bath with wall-mounted controls and a rinsing attachment, separate shower, wc with a push-button flush and twin basins with cabinets beneath. Mirrors with lighting. Chrome towel rail/radiator. Fitted flooring. Fully-tiled walls. Inset ceiling spotlights. Obscured window to the side elevation.

BEDROOM TWO

15'1 x 10'5 (4.60m x 3.18m)

Window to the side elevation with views over the garden. Fitted wardrobes.

BEDROOM THREE

14'4 into alcove x 10'10 (4.37m into alcove x 3.30m)

Window to the front elevation.

BEDROOM FOUR

12'10 x 7'4 (3.91m x 2.24m)

Window to the rear elevation.

FAMILY SHOWER ROOM

8'11 x 7'4 (2.72m x 2.24m)

Comprising a large walk-in tiled shower with a fixed glass screen and a built-in shower system and wc with a push-button flush and basin set into a cabinet providing storage and concealing the cistern. Chrome towel rail/radiator. Fitted flooring. Partly-tiled walls. Inset ceiling spotlights. Obscured window to the rear elevation.

DOUBLE GARAGE

17'10 x 5'8 (5.44m x 1.73m)

Remotely-operated roller door to the front elevation. Integral rear access into the property. Loft hatch. Storage cabinets against the rear wall. Shelving. Tap. Power and lighting. Consumer unit. Gas meter. Water meter.

OUTSIDE

A farm-style timber gate opens onto the level driveway, which provides plentiful off-road parking, together with access to the garage and main front door, which has a covered area for protection. The property is set within generous grounds which are mainly laid to lawn. A natural stone-paved patio laid adjacent to the side elevation enjoys a southerly aspect. There is a decking area plus a variety of mature shrub and flower beds. Outside lighting. The gardens offer a high degree of privacy and seclusion.



Road Map



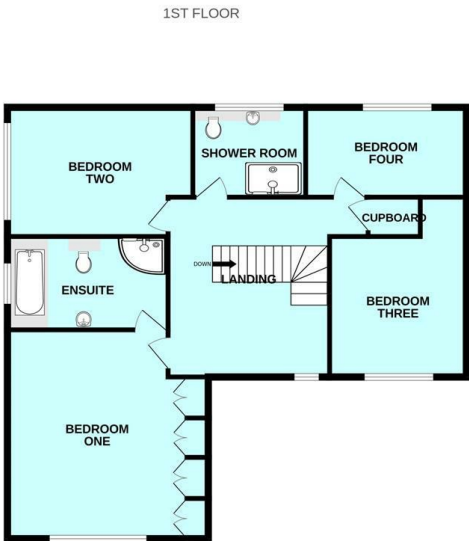
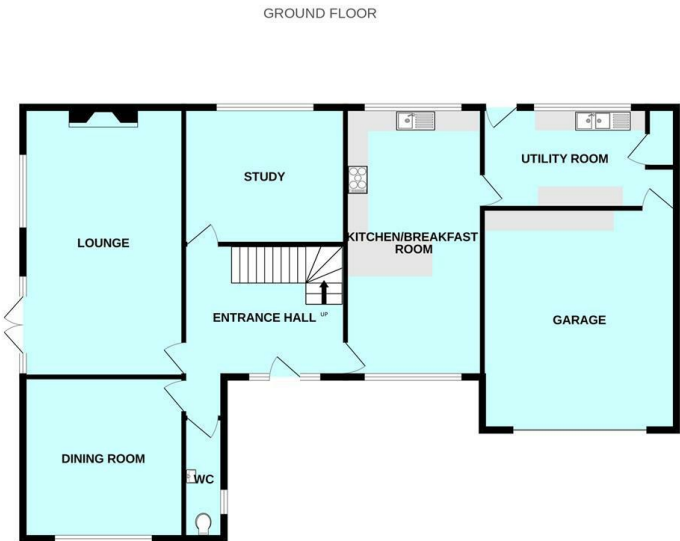
Hybrid Map



Terrain Map



Floor Plan

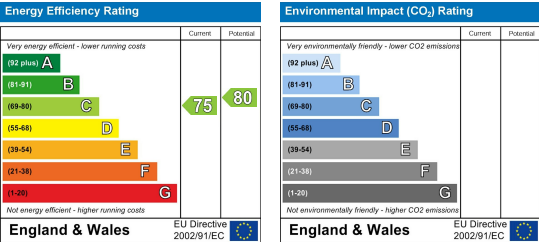


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Viewing

Please contact our Plymstock Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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