



Lavender House Manor Cottages

Down Thomas, Plymouth, PL9 0AL

£595,000



Lavender House Manor Cottages

Down Thomas, Plymouth, PL9 0AL

£595,000



LAVENDER HOUSE, DOWN THOMAS, PL9 0AL

SUMMARY

Lavender House is a detached cottage situated in this highly sought-after South Hams village. The property occupies a spacious and private plot with westerly facing gardens and parking. The accommodation, which is beautifully-presented, briefly comprises a lounge, kitchen/dining room and a large conservatory overlooking the gardens. In addition on the ground floor is a sun lounge, study, downstairs cloakroom/wc and a separate utility room. On the first floor there are 3 double bedrooms and a bathroom. The property has double-glazing, gas central heating and a gas-fired Aga. No onward chain.

ACCOMMODATION

Front door opening into the kitchen/dining room.

KITCHEN/DINING ROOM

16'5 x 17' (5.00m x 5.18m)

Ample space for dining table and chairs. Range of base and wall-mounted kitchen cabinets with matching fascias. Inset ceramic one-&-a-bowl single drainer sink unit. Gas-fired Aga. Integral fridge and freezer. Space and plumbing for dishwasher. Pull-out larder storage. Small under-stairs cupboard. Inset ceiling spotlights. Window. The room provides access to the remaining accommodation.

LOUNGE

16'10 x 16'5 (5.13m x 5.00m)

A dual aspect room with a window and a glazed door with a window to side leading to outside. Chimney breast with fireplace incorporating a wood burner. Internal window. Door providing access to the study.

CONSERVATORY

19'2 x 9'4 (5.84m x 2.84m)

A stunning room constructed beneath a vaulted ceiling with exposed ceiling timbers. Slate-flagged floor. Full-height glazing to 3 elevations. French doors leading to outside. Lovely views over the garden.

SUN LOUNGE

12'1 x 6'6 (3.68m x 1.98m)

Glazing to one elevation and a door leading to outside. Travertine stone floor. Alcove. Access through to the study. Separate door opening into the utility room.

UTILITY ROOM

5'7 x 4'7 (1.70m x 1.40m)

Belfast sink with storage. Plumbing for washing machine. Chrome towel rail/radiator. Matching travertine floor. Obscured window.

STUDY

12'3 x 6'3 (3.73m x 1.91m)

Window. Tiled floor. Doorway opening into the downstairs cloakroom/wc.

DOWNSTAIRS CLOAKROOM/WC

6'4 x 3'9 (1.93m x 1.14m)

Fitted with a wc and a pedestal basin with a tiled splash-back. Work surface with storage beneath. Obscured window.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Window. Over-head cupboard housing the consumer unit and electric meter.

BEDROOM ONE

16'6 into alcove x 8'3 (5.03m into alcove x 2.51m)

Window. Doorway opening into the walk-in wardrobe.

WALK-IN WARDROBE

8'5 x 3'8 (2.57m x 1.12m)

Over-head shelving. Hanging rail. Lighting. Plumbed with a radiator.

BATHROOM

8'6 x 7'3 (2.59m x 2.21m)

Comprising a bath with a shower system over, Belfast sink set into a cabinet and wc. Chrome towel rail/radiator. Partly-tiled walls. Window.

LOBBY

8'5 x 4'8 (2.57m x 1.42m)

Doors to the remaining bedrooms. Storage cupboard. Window.

BEDROOM TWO

16'8 into alcove x 8'5 (5.08m into alcove x 2.57m)

Window.

BEDROOM THREE

11'5 x 8'4 (3.48m x 2.54m)

Window.

OUTSIDE

Lavender House has vehicle access through Eddystone Road, which in turn opens to a wide parking bay for 3 cars comfortably. Beyond the parking area, the gardens are mainly laid to lawn with a variety of mature planting, including a raised vegetable bed plus a vegetable garden. There are areas laid to chippings with a greenhouse. Pedestrian access onto Renney Road. Externally-mounted gas meter. Outside power points. 2 outside taps.

COUNCIL TAX

South Hams District Council
Council tax band E



Road Map



Hybrid Map



Terrain Map



Floor Plan

Viewing

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

Energy Efficiency Graph

| Energy Efficiency Rating | Current | Potential | Environmental Impact (CO ₂) Rating | Current | Potential |
|--|---------|-----------|--|---------|-----------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | | | <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | | |
| <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | | | <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | | |

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.