



## Battershill House

Elburton, Plymouth, PL9 8EG

£475,000



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## 2 BATTERSHILL HOUSE, ARCADIA ROAD, ELBURTON, PL9 8

### SUMMARY

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### ACCOMMODATION

Front door opening into the reception hall/utility.

### RECEPTION HALL/UTILITY

Work surface with space beneath for appliances. Over-head cupboard housing the consumer unit and electric meter. Flagstone floor. Feature exposed stonework and beams. Window. Doors providing access to the ground floor accommodation.

### KITCHEN/BREAKFAST ROOM 16'8 x 15 (5.08m x 4.57m)

A superb room with stone-flagged floor throughout. Range of base and wall-mounted kitchen cabinets complemented by hard wood work surfaces. Inset one-&-a-half bowl single drainer ceramic sink unit. Space for Range-style cooker. Range alcove with granite lintel. Space and plumbing for dishwasher. Ample space for table and chairs. Wall-mounted air conditioning unit. Under-stairs storage. Window overlooking the garden. Doorway opening into a pantry, with shelving. Doorway opening into the rear hall.

### REAR HALL 10'11 x 10'3 (3.33m x 3.12m)

Quarry-tiled floor. Stairs ascending to the first floor. Doorway opening into the sitting room. Separate doorway opening into a rear porch.

### REAR PORCH

Stone flagged floor. Windows at either side. Doorway opening onto the garden.

### FORMAL DINING ROOM 27'8 x 10'10 (8.43m x 3.30m)

A superb room with a vaulted ceiling and exposed beams. Feature exposed stonework. Wood-burning stove with a slate hearth. Ample space for seating and dining. Windows to 2 elevations. Access through into the additional reception room/ground floor bedroom.

### ADDITIONAL RECEPTION ROOM/GROUND FLOOR BEDROOM THR 20'1 x 10'11 (6.12m x 3.33m)

Feature exposed stonework. Exposed ceiling beams. Window. Stable door leading to outside. Further doorway intercommunicating with the sitting room.

### SITTING ROOM 15' x 11'9 (4.57m x 3.58m)

Wood burning stove set onto a slate hearth with a timber surround. Alcove. Picture rail. Window overlooking the garden.

### DOWNSTAIRS SHOWER ROOM/WC 7'2 x 4'7 (2.18m x 1.40m)

Double-sized tiled shower with sliding glass doors, wc and wash handbasin. Towel rail/radiator. Tiled floor. Partly-tiled walls. Ceiling beam. Extractor. Inset ceiling spotlights.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Staircase ascending to the attic rooms.

### BEDROOM ONE 16'10 x 16'6 (5.13m x 5.03m)

2 windows overlooking the gardens and beyond. Fireplace with a tiled inset, cast surround and a slate hearth. Built-in cupboard. Doorway opening into a walk-in loft area.

### BEDROOM TWO 16'6 x 12'2 (5.03m x 3.71m)

Window overlooking the garden. Fireplace with a cast inset and timber surround.

### BATHROOM 8'6 x 6'8 (2.59m x 2.03m)

Comprising a free-standing roll-top bath with a shower rail and curtain, pedestal basin and wc. Towel rail/radiator. Dado rail. Obscured window.

### ATTIC ROOM ONE 17'3 x 12'6 limited head room (5.26m x 3.81m limited head room)

Exposed roof beams. Window. Open-plan access to attic room two.

### ATTIC ROOM TWO 12'8 x 10'3 limited head room (3.86m x 3.12m limited head room)

Exposed roof beams. Open-plan access to attic room one.

### OUTSIDE

To the front there is shared access plus private off-road parking. Private garden, enjoying a southerly aspect, which is mainly laid to lawn together with a natural stone patio area running across the rear of the property. The garden offers a high degree of privacy and seclusion and includes a shed, greenhouse, feature grapevine and mature planting.

### COUNCIL TAX

Plymouth City Council  
Council tax band C

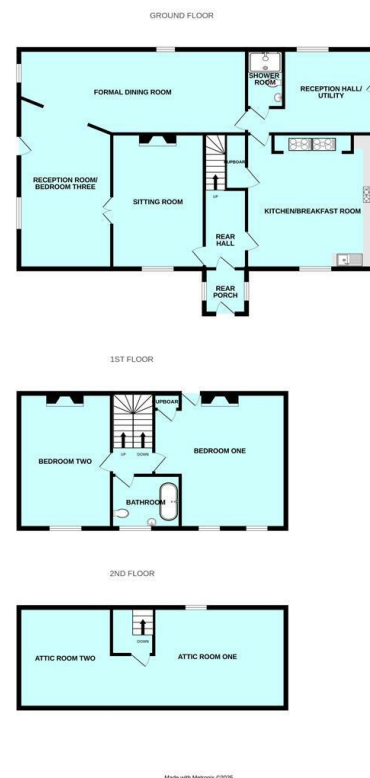
### ELBURTON

The suburb of Elburton and Dunstone forms part of Plymstock and is just a short drive to the bustling university city of Plymouth. Set within the highly regarded area of the South Hams, Elburton is surrounded by glorious coast and countryside which offer endless scope for leisure pursuits. The village-style centre has plenty of amenities for local residents including excellent local primary and secondary schools.

## Area Map



## Floor Plans



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