Julian Marks
ESTATE AGENTS
PEOPLE, PASSION AND SERVICE



181 Springfield Road

Elburton, Plymouth, PL9 8JS

£1,150,000

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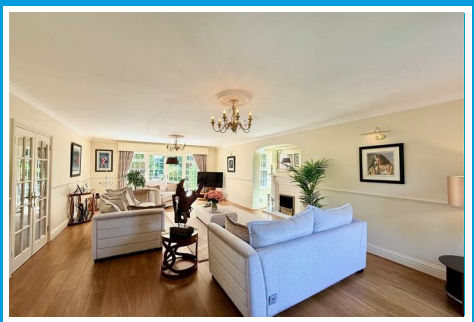


THE COACH HOUSE, 181 SPRINGFIELD ROAD, ELBURTON, P

Accommodation (Accommodation)
Front door opening into the entrance hall.

SUMMARY

The Coach House in Springfield Road is arguably one of the premier residences within the PL9 postcode area, being in a convenient location close to Plymstock and Elburton and within easy reach of the South Hams. The property is set within large secluded grounds with a long sweeping driveway, plentiful parking together with a triple coach house style detached garage. The beautifully-presented accommodation throughout briefly comprises an incredible entrance hall with statement staircase and galleried landing, lounge, formal dining room, additional snug/sitting room with wood burner, office, kitchen/breakfast room, separate utility and downstairs cloakroom/wc. On the first floor, off the galleried landing, are 5 bedrooms and family bathroom. There is a master ensuite bathroom plus a Jack & Jill ensuite shower room servicing 2 of the bedrooms. A proper staircase accesses a walk-in loft, which is boarded. The gardens, which enjoy a southerly aspect to the rear, feature a large paved terrace which soaks up the summer sunshine, beyond which is a large level lawn. There is also an outbuilding with bar. Viewing is highly recommended.

ENTRANCE HALL

17'8" x 16'2" (5.38 x 4.93)
An incredible space really setting the scene for the property with a grand sweeping staircase leading to a galleried landing. Double doors providing access to the principal reception rooms. Cloak cupboard. Inset ceiling spotlights. Windows to the front elevation.

LOUNGE

28'4" x 16'6" (8.64 x 5.03)
A stunning triple aspect room with windows to the front and rear elevations together with French doors plus inset windows within the inglenook fireplace. The inglenook fireplace features a marble surround and inset with a matching hearth and fitted 'Living Flame' style gas fire.

DINING ROOM

15'3" x 12'0" (4.65 x 3.66)
Windows and French doors to the rear elevation overlooking and leading to the south-facing garden.

SNUG/SITTING ROOM

15'3" x 12'0" (4.65 x 3.66)
Chimney breast with glass-fronted inset wood burner. Windows and French doors to the rear overlooking the garden and providing access to outside. Further set of double doors opening into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

20'1" x 16'6" max (6.12 x 5.03 max)
A beautifully fitted kitchen/breakfast room with ample space for breakfast table and chairs. Dual aspect with windows to the rear and side elevations together with side French doors opening onto a patio and providing lovely views over the garden. Feature island and matching cabinets finished off with polished granite work surfaces. Matching bespoke dresser. Within the island there is an inset stainless-steel 5-burner gas hob with a cooker hood above. Large inset stainless-steel sink unit. Built-in NEFF double oven and grill. Pull-out basket storage. Integral dishwasher. Inset ceiling spotlights.

UTILITY ROOM

8'9" x 7'9" (2.67 x 2.36)
Matching base and wall-mounted cabinets with polished granite work surfaces. 2 inset circular stainless-steel sink units with a mixer tap. Wine rack. American-style fridge-freezer. Window to the front elevation. Partly-glazed door leading to outside.

STUDY

10'9" x 7'10" (3.28 x 2.39)
Window to the front elevation.

DOWNSTAIRS CLOAKROOM/WC

Comprising a fitted cabinet providing plentiful useful storage. Mirror with lights above. Inset basin and wc with a a concealed cistern. Fully-tiled walls. Inset ceiling spotlights. Obscured window to the front elevation.

GALLERIED LANDING

17'7" x 16'2" (5.36 x 4.93)
Providing a real 'wow' factor and a stunning approach to the first floor accommodation. Central pendant light over the stairs. Inset ceiling spotlights. Windows to the front elevation. Staircase with newel post, hand rail and spindles providing access to the loft space.

READING AREA

10'2" x 8'1" (3.10 x 2.46)
Open-plan access from the landing. Cloak cupboard. Recessed airing cupboard with slatted shelving and housing the Megaflo hot water cylinder. Window to the front elevation.

BEDROOM ONE

28'2" into dressing area x 16'6" max width (8.61 into dressing area x 5.03 max width)
A dual aspect room accessed through double doors with windows to the rear elevation overlooking the garden and a window within the dressing area to the front elevation. Extensive range of storage featuring wardrobes, drawer units and dressing table with a large wall-mounted mirror. Matching bedside cabinets. Doorway accessing the ensuite bathroom.

ENSUITE BATHROOM

15'3" x 7'0" (4.65 x 2.13)
Comprising a generous enclosed shower, bath with an airbath facility, basin and wc set into a cabinet providing storage and concealing the cistern. Large wall-mounted mirror with a light above. Tiled floor. Fully-tiled walls. Inset ceiling spotlights. Obscured window to the rear elevation.

BEDROOM TWO

16'6" x 14'5" max (5.03 x 4.39 max)
Access via double doors. Window to the rear elevation.

BEDROOM THREE

14'3" x 10'7" (4.34 x 3.23)
2 windows to the front elevation. Wardrobe. Doorway accessing the Jack and Jill shower ensuite shower room.

BEDROOM FOUR
15'3" x 8'7" (4.65 x 2.62)
2 windows to the rear elevation overlooking the garden. Wardrobe. Doorway accessing the Jack and Jill shower ensuite shower room.

JACK & JILL SHOWER ROOM
10'1" x 6'1" (3.07 x 1.85)
A recently fitted beautiful suite comprising an enclosed shower with a glass screen and sliding door, wall-mounted basin with drawer storage and wc. Towel rail/radiator. Wall-mounted storage cabinet. Matching tiled floor. Partly-tiled walls. Inset ceiling spotlights. Obscured window to the side elevation.

BEDROOM FIVE
10'9" x 7'10" (3.28 x 2.39)
Accessed via double doors from the landing. Currently used as a dressing room. Window to the front elevation.

FAMILY BATHROOM
15'2" x 7'10" (4.62 x 2.39)
Comprising a large walk-in shower with multi-jet system, wc set into a cabinet providing storage and concealing the cistern, bidet and basin. Tiled floor. Fully-tiled walls. Inset ceiling spotlights. Obscured window to the rear elevation.

WALK IN LOFT
25'4" x 13'0" (7.72 x 3.96)
Accessible via its own landing which has Velux windows to the front elevation. The loft area is boarded and has 2 Velux windows to the rear elevation. Built with room in the roof-style trusses providing plenty of space to walk around.

TRIPLE GARAGE
32'2" x 21'1" (9.80 x 6.43)
A detached triple garage built in a coach house style with 3 remotely operated garage doors to the front elevation. Outside lighting. Pedestrian side access door. 2 wall-mounted Vaillant boilers. Power and lighting. Plumbed with a wc and wash hand basin. Within the garage, an internal staircase with newel post, hand rail and spindles provides access to a studio room above.

GARAGE LOFT/STUDIO
14'9" x 11'6" (4.50 x 3.51)
Suitable for storage etc. Velux window to the rear elevation.

ENTERTAINMENT ROOM
A detached building outside the property with a built-in bar. Power and lighting. Canvas roll-up windows overlooking the southerly-facing terrace.

GATEHOUSE OFFICE
Just inside the timber electric entrance gates is the gatehouse. Constructed in brickwork beneath a pitched slated roof. The room has been refurbished into an office/reception room. Power and lighting. Glazed windows and double doors to 3 elevations.

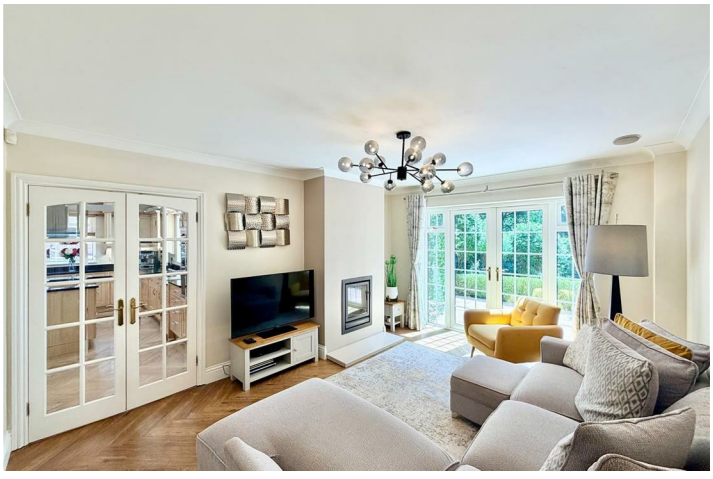
WORKSHOP
23'0" x 10'3" at widest point (7.01 x 3.12 at widest point)

THE GROUNDS
Through the electric gates, an extensive gravel driveway provides access to the property and opens into a large parking area, also laid to chippings, which accesses the main front entrance together with the coach house style triple garage. Alongside the drive, there is an area laid to lawn with mature shrubs. The front gardens, which border the driveway, are also laid to laid with mature shrubs. There is a pillared entrance portico preceding the front door with outside lighting. The gardens to the rear, are accessed around both side elevations of the property. The rear garden enjoys a southerly aspect. Adjacent to the property and sweeping around the rear and both side elevations is an extensive paved terrace which captures all the summer sunshine, bordering shrubs and hedging with outside lighting. Feature steps descend down onto the rear lawn together with mature planting, patio areas and a timber outbuilding.





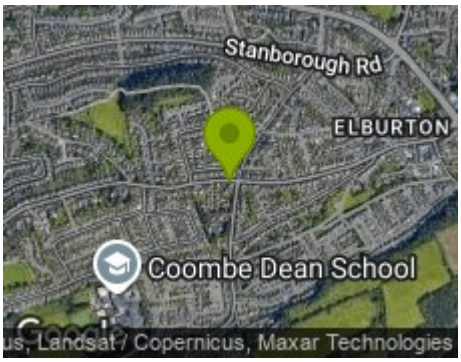




Road Map



Hybrid Map



Terrain Map



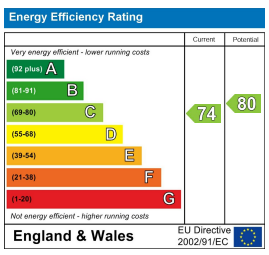
Floor Plan

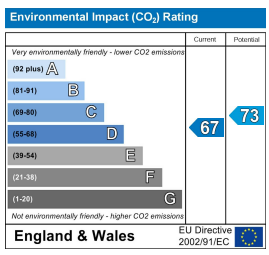


Viewing

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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