



## Forrabury House, 65 Hermitage Road

Mannamead, Plymouth, PL3 4RX

**£535,000**



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HERMITAGE ROAD, MANNAMEAD, PLYMOUTH, PL3 4RX

## THE PROPERTY

Built in the early 1800s & former residence of Lady Forrabury and Reverend Lockyer. An impressive family home, unique in style. Providing a characterful & welcoming home retaining a variety of period features combined with an excellent range of modern conveniences. Offering flexible & adaptable accommodation. Standing on a good-sized plot with a long garden enjoying day long sunshine, at the rear in the morning & running around through the day on the southerly side.

The property has the advantage of excellent off-street parking with space for 2/3 vehicles. The property has been updated both externally and sympathetically improved internally.

The layout on the ground floor with front porch opening to a central hall, a separate sitting room, a study & useful downstairs wc. An impressive open-plan living room incorporating a front set lounge with bay window, shutters & contemporary wood burning fire, open-plan to the spacious quality modern fitted integrated kitchen with island, range style cooker & an impressive array of lighting. Open-plan to the dining room with tri-fold doors opening to the rear garden. Off the dining room, a useful utility with space and flue for a washing machine & dryer.

Arranged over the upper 2 levels are 5 good-sized bedrooms, a separate dressing room & a well appointed family bathroom/wc.

This impressive double fronted end of terrace house has a landscaped front garden with rebuilt natural limestone walls, a wide side entrance opening into a parking area providing off-street parking for 2/3 vehicles carefully parked & with side access leading through to the long back garden, southerly facing with lawn & wide decked area with rear access to the service lane. Off the garden, access to a useful cellar, an excellent dry storage area & housing the Worcester combi boiler which services the central heating & domestic hot water.

## LOCATION

Set on the southern fringe of Mannamead occupying a highly convenient position with a range of local services & amenities lying within walking distance at Hyde Park & on Mutley. A choice of schools on the door step including Hyde Park Primary & Plymouth College. The position convenient for easy access into the city & close by connections to major routes in other directions.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE LOBBY

6'6 x 2'10 (1.98m x 0.86m)

A wooden door with stained glass panels opens into the welcoming hallway with windows either side & above.

#### RECEPTION HALL

18'1" x 6'2" (5.52 x 1.9)

uPVC double-glazing to the rear with argon energy efficient new glazing. Staircase leading to the first & second floors with under stairs storage cupboard. Dado rail. Window to rear. Exposed wooden floorboards. Doors leading off to the family room, study, cloakroom, lounge & kitchen.

#### GAMES ROOM

17'4 x 13'9 max (5.28m x 4.19m max)

New uPVC double-glazed window to the front. Exposed wooden floor boards. Coving. Ceiling rose. Shutters & fitted blinds.

#### STUDY

13'3" x 7'0" max (4.06m x 2.14 max)

uPVC double-glazed window to the rear. Exposed wooden floor boards.

#### CLOAKROOM

3'5" x 3'4" (1.05 x 1.02)

uPVC double-glazed window. Modern wall mounted wash hand basin & corner wc. Exposed wooden floor boards.

#### LOUNGE

18'8 x 12'4 (5.69m x 3.76m)

New uPVC double-glazed window to the front with fitted shutters & blinds. Feature fireplace with glass fronted wood burner inset into chimney breast with wood store below. Archway openly connecting to:

#### KITCHEN

14'4 x 12'4 (4.37m x 3.76m)

Modern fitted range of cupboard & drawer storage with a recently fitted range cooker with glazed splash-back & exposed stone chimney breast recesses. Island unit incorporating 1.5 bowl under mounted sink. Space and plumbing for a fridge freezer. uPVC double-glazed window to side. Coving & ceiling rose. Ceiling spotlights. Wood flooring. Archway connecting to the:

#### DINING ROOM

12'5" x 12'0" (3.81 x 3.66)

Tri-fold double glazed doors with fitted blinds overlooking & opening to the rear garden. Wood flooring. Ceiling spotlights. Door off to:

#### UTILITY

12'0" x 2'1" (3.66 x 0.66)

Space for washing machine & storage.

#### FIRST FLOOR LANDING

Doors leading off to the bedrooms & bathroom. Staircase rising to the second floor.

Tel: 01752 664125

## BEDROOM ONE

**17' x 13'10 max (5.18m x 4.22m max)**

uPVC double-glazed bay window to the front with fitted blinds. Exposed wooden floorboards. Covings & ceiling rose. Picture rail. Feature fireplace. Door to:

## DRESSING ROOM

**6'5" x 5'8" (1.98 x 1.75)**

uPVC double-glazed window. This room has concealed plumbing which potentially might be utilised to create an en-suite facility.

## BEDROOM TWO

**18'9 x 12'4 (5.72m x 3.76m)**

uPVC double-glazed bay window to the front with fitted blinds. Fireplace. Exposed wooden floorboards.

## BATHROOM

**11'8" x 7'0" (3.56 x 2.14)**

Quality white modern suite with close coupled wc, wash hand basin, large free standing bath & corner shower. uPVC double-glazed window to rear. Heated towel rail. Tiled floor.

## BEDROOM THREE

**14'2" x 8'4" (4.34 x 2.56)**

uPVC double-glazed window to the rear. Storage to one side of the chimney breast.

## BEDROOM FOUR

**12'1" x 10'5" (3.7 x 3.18)**

uPVC double-glazed window to the side. Deep walk in wardrobe.

## SECOND FLOOR LANDING

Door into bedroom 5.

## BEDROOM FIVE

**13'8 x 7'7 max (4.17m x 2.31m max)**

uPVC double-glazed window to the rear.

## EXTERNALLY

A landscaped front garden. A wide private parking bay with space for 2/3 vehicles off-street. Side access to enclosed back garden which has a large decked terrace providing a lovely space to entertain on, an area of lawn & gate to the rear service lane.

## COUNCIL TAX

Plymouth City Council

Council Tax Band: E

## SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.



## Road Map



## Hybrid Map



## Terrain Map



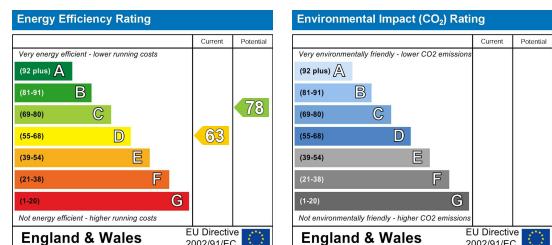
## Floor Plan



## Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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