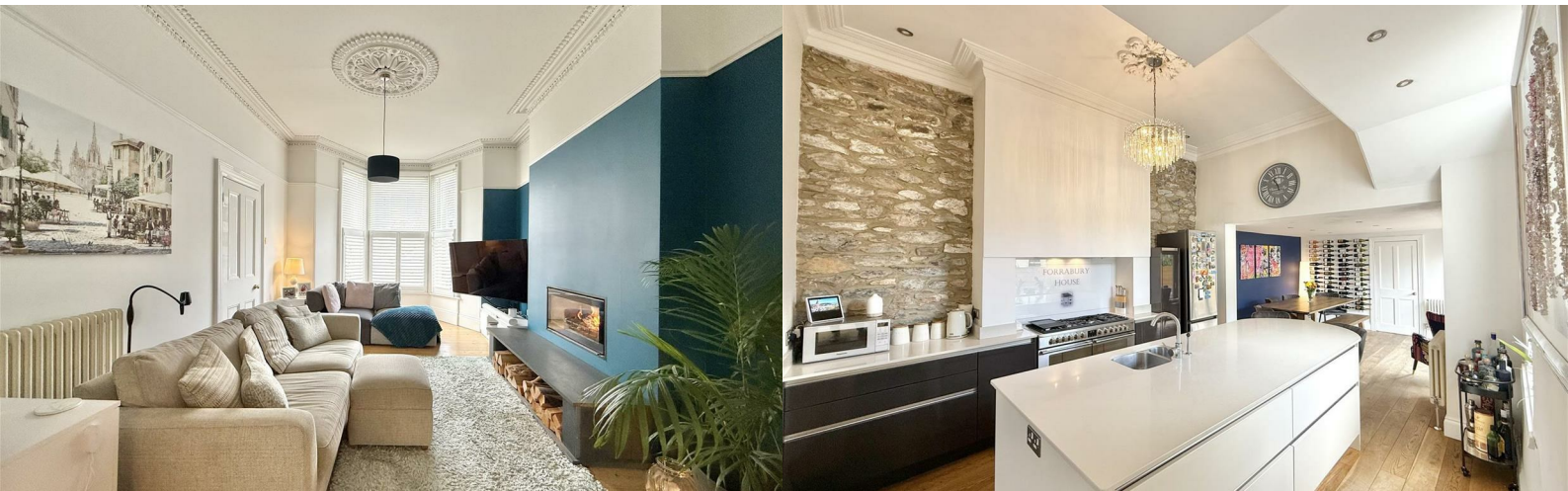




Forrabury House, 65 Hermitage Road

Mannamead, Plymouth, PL3 4RX

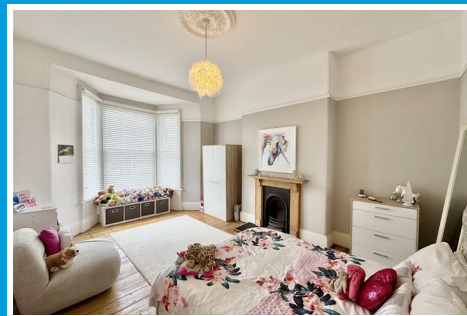
£535,000



Forrabury House, 65 Hermitage Road

Mannamead, Plymouth, PL3 4RX

£535,000



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. Covings. 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. 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.

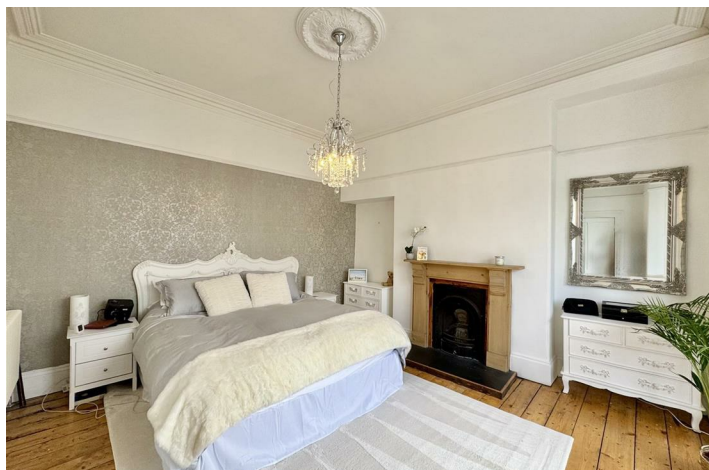
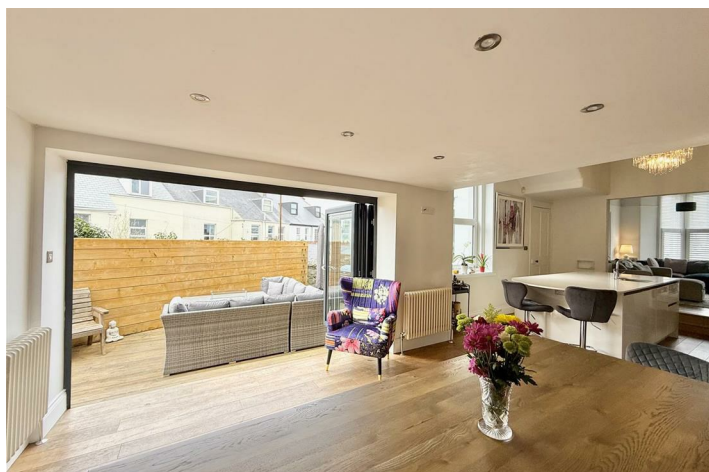
COUNCIL TAX

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



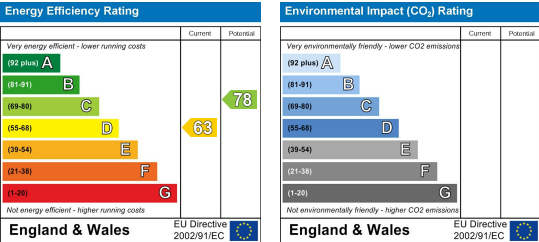
Floor Plan



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.