



## 'Tooleys House' Horsham Lane

Tamerton Foliot, Plymouth, PL5 4NP

Guide Price £550,000





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**HORSHAM LANE, TAMERTON FOLIOT,  
PLYMOUTH, PL5 4NP**

**GUIDE PRICE £550,000 - £600,000**

## LOCATION

Found on the western fringe of the village of Tamerton Foliot close to the heart of the village where there are a variety of local services including bus stops into the city, convenience stores and lying close to Mary Dean primary school. Adjoining farmland and nearby walks through woodland and waterside to Warleigh Point and the nature reserve along the river Tavy up to Lopwell Dam and beyond to Dartmoor.

## ACCOMMODATION

A most well presented characterful period built detached house. Looked after well, upgraded and improved over the years and maintained to a high standard. The property comes together with a delightful large walled garden, outbuildings and a parking area at the rear providing space for two vehicles.

The origins of the property are understood to date back circa 1745 and believed originally to have been two cottages now providing one spacious home and incorporating the old barn and stable.

Having generously proportioned, flexible and adaptable accommodation, laid out over two storeys and with two staircases. On the ground floor with a study having back staircase to the first floor and door out to the rear garden, a cosy sitting room with fireplace, a good size dining room with working fireplace and from here into the large kitchen/breakfast room, fitted and integrated. Behind this, an inner utility room, an outer utility room

and externally with an outside WC.

At first floor level, a master bedroom with walk through en suite shower room, leading to the back landing/dressing room with the back stairs leading down to the ground floor and access to 4th rear set double bedroom. Off the main landing, two further good size bedrooms, a separate WC, a well appointed bathroom and a large room currently laid out as an upstairs lounge with window to the front and french door and window overlooking and opening to the side garden. This room potentially providing a spacious fourth bedroom if desired.

The property has well established, well kept gardens set within natural stone walls, with a whole range of features incorporating patio, lawns, a profusion of interesting specimen bushes and shrubs and a covered well. A large chalet with natural slate covered roof with power and lighting and this potentially might be used to provide annexe accommodation, a studio etc. A kitchen garden, garden shed and this backing onto and overlooking adjoining farmland.

Access from Horsham Lane is through a farm gate, into a lane/drive which leads past the property and around to the rear where there is a private parking area providing space for two vehicles side by side and potential storage of a caravan, boat or trailer.

## GROUND FLOOR

### DINING ROOM

15'10" x 12'1" (4.83m x 3.68m)

### KITCHEN/BREAKFAST ROOM

24'4" x 10'0" (7.42m x 3.05m)

Tel: 01752 664125

## SITTING ROOM

12'7" x 12'1" (3.84m x 3.68m)

## STUDY

10'2" x 9'10" (3.10m x 3.00m)

## INNER UTILITY

12'0" x 6'4" (3.66m x 1.93m)

## OUTER UTILITY

17'6" x 3'0" (5.33m x 0.91m)

## FIRST FLOOR

## LANDING

## BEDROOM ONE

12'11" x 12'1" (3.94m x 3.68m)

## SHOWER ROOM

## BEDROOM TWO/LOUNGE

16'2" max x 10'6" (4.93m max x 3.20m)

## BEDROOM THREE

16'0" x 9'5" (4.88m x 2.87m)

Wash hand basin.

## BATHROOM

## WC

## REAR LANDING

9'4" x 6'3" (2.84m x 1.91m)

## BEDROOM FOUR

9'4" x 9'1" (2.84m x 2.77m)

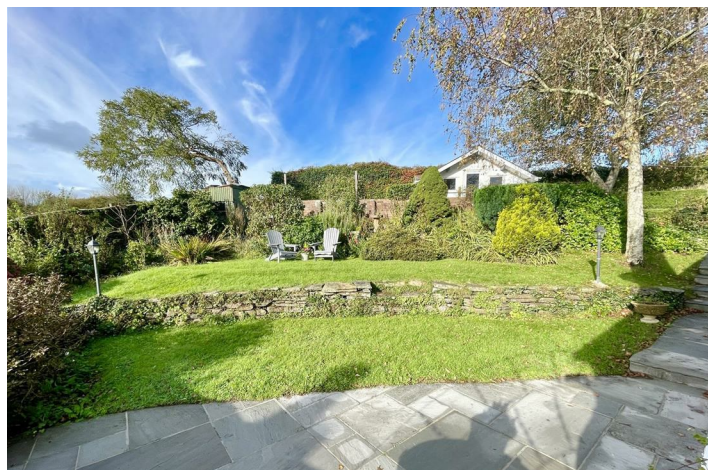
## OUTSIDE

To the rear a generous size well kept garden with a whole range of features incorporating patio, lawns, a profusion of interesting specimen bushes and shrubs and a covered well. A large CHALET 14'5" x 14'1" (4.39m x 4.29m) with natural slate covered roof with power and lighting and with potential perhaps to provide a studio etc. A kitchen garden, GARDEN SHED and this backing onto and overlooking adjoining farmland. A private parking area providing space for two vehicles side by side and potential storage of a caravan, boat or trailer.

## AGENTS NOTE

TENURE: Freehold

COUNCIL TAX BAND: E



Road Map



Hybrid Map



Terrain Map



Floor Plan

GROUND FLOOR



1ST FLOOR

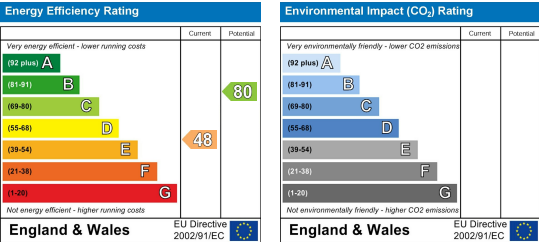


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Viewing

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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