



Binwell & Geranium Cottages, Filham, Ivybridge, PL21 0DN

Guide Price
£495,000




MILLINGTON TUNNICLIFF

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FULL DESCRIPTION

BINWELL COTTAGE

ENTRANCE PORCH

Upvc double glazed and with door to:

LOUNGE/DINER

19' 10" x 10' 2" (6.06m x 3.12m)

Feature fireplace with cast iron wood burner, Upvc triple glazed windows to front, opening to:

KITCHEN

19' 10" x 8' 3" (6.06m x 2.54m)

Upvc double glazed window to rear, modern range of base units, wall cupboards and work surfaces, single drainer one and a half bowl sink unit with mixer tap, plumbing for washing machine, built in oven and hob, plumbing for dish washer, built in fridge/freezer.

SIDE PORCH

Upvc double glazed windows and door.

FIRST FLOOR

LANDING

Window to side.

BEDROOM 1

11' 1" x 10' 0" (3.39m x 3.07m)

Upvc triple glazed window to front.

BEDROOM 2

10' 4" x 10' 2" (3.16m x 3.11m)

Upvc triple glazed window to front.

BEDROOM 3

8' 8" x 7' 11" (2.66m x 2.42m)

Upvc double glazed window to rear.

SHOWER ROOM/WC

6' 7" x 5' 7" (2.02m x 1.72m)

Upvc double glazed window to rear, shower cubicle, wash basin and low level WC.

GERANIUM COTTAGE

LIVING ROOM/KITCHEN

13' 2" x 12' 10" (4.02m x 3.92m)

With stairs rising to upper floor, window to front, opening to:

SHOWER ROOM/WC

6' 8" x 4' 3" (2.05m x 1.31m)

Window to front, shower, WC and wash basin.

BEDROOM

14' 2" x 12' 11" (4.34m x 3.95m)

Located on the first floor with two windows to front.

UTILITY ROOM

6' 0" x 6' 0" (1.84m x 1.84m)

Plumbing for washing machine, gas central heating boiler.

STABLE/WORKSHOP

22' 8" x 12' 2" (6.91m x 3.72m)

Timber built.

EXTERIOR

There are grounds stretching to approx an acre from the roadside all the way up to the railway embankment. There is extensive off road at front and side with a triangular nib of ground on a separate title at front and side. The grounds are gently sloping in the direction of Western Beacon and there are numerous outbuildings to include a greenhouse and polytunnel.



PLANNING

There is a James Wells Planning report available through the agents. There is undoubted Planning potential with the neighbouring land to the right already having outline consent for 33 dwellings.

SERVICES

All mains services laid on and connected.

TENURE

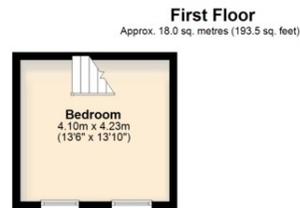
Freehold.

COUNCIL TAX

Binwell Cottage band C and Geranium Cottage band A.



FLOORPLAN



Total area: approx. 106.8 sq. metres (1150.0 sq. feet)

DIRECTIONS

CONTACT

19 Fore Street, Ivybridge, Devon,
PL21 9AB

E info@millingtontunnicliff.co.uk

T 01752 896020

www.millingtontunnicliff.co.uk

Jointly marketed with



Darryl Hendley Dip Surv

Tel: 01392 879300

Mobile: 07850275265

Email: darryl@klp.land

Web: www.klp.land



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