

mansbridgebalment

Spring Cottage, Shaugh Prior, Plymouth, PL7 5HD

£690,000



www.mansbridgebalment.co.uk

SITUATION

A registered small holding nestled in the Plym Valley offering two acres with stables and outbuildings a short distance from open moorland and commutable distance from Plymouth City.

Shaugh Prior is a small village situated in the Dartmoor National Park and within walking distance of open moorland. It has a village primary school, public house and church. Further amenities are available at Plympton four miles, Tesco superstore at Lee Mill six miles, Tesco at Woolwell five miles, Plymouth City centre nine miles and Yelverton approximately five miles. Plymouth City airport and General Hospital are within six miles.



DESCRIPTION

A five bedroom detached cottage which has been extended creating a versatile living space for a large family. We understand the property dates back to the 1700's and is one of the oldest dwellings in the village with character features of the period. We are led to believe the cottage was originally two charcoal burners cottages forming part of the Maristow Estate. The owners purchased the cottage in the mid 1970's for its location and extended in 1984 to the rear and then again in 1994 to the side. The extra space provides further accommodation for the family with separate living spaces which can work independently of one another. The cottage benefits from solar panels, oil fired heating and requires some update and improvement with secluded south facing gardens and paddock extending to approximately 2 acres together with useful outbuildings including 2 stables with tack and feed stores, chicken/duck houses, pig sty and an independent chalet with shower room offering ancillary accommodation. The accommodation comprises of reception room, sitting room, drawing room, dining room, kitchen, utility/wc, wet room, porch, rear hall, bathroom and store. To the first floor are five bedrooms which include a guest room and studio living space with kitchen area and a family bathroom and shower room. Viewers should be made aware that the cottage is currently being occupied differently to how we have labelled some of the rooms due to the vendors requirements.



ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

Garden path leads to stable door to:

KITCHEN

21' 0" x 10' 0" (6.4m x 3.05m)

Deep sill PVCu double glazed windows to garden; original granite fireplace recess with Rayburn range cooker; kitchen units with slate tiled worktops; Rangemaster 6 ring range cooker/oven; space and plumbing for appliances; beamed ceiling; stairs to first floor; opening to garden/breakfast room and to:



RECEPTION ROOM

15' 2" x 13' 0" (4.62m x 3.96m) (currently used as a snug)

PVCu double glazed French doors to garden; original granite/slate fireplace with wood burning stove; radiator; beamed ceiling; TV point; door to living room; door to:



- SITTING ROOM** 16' 4" x 16' 0" (4.98m x 4.88m)
Dual aspect PVCu double glazed window to garden; stable door to greenhouse; stairs to first floor; gas flame fireplace; radiator; electric radiator; understairs storage area; telephone point; tv point.
- LIVING ROOM** 15' 4" x 12' 8" (4.67m x 3.86m)
Dual aspect deep sill PVCu double glazed windows to garden; fireplace; radiator; beamed ceiling; currently used as a bedroom.:
- BREAKFAST/GARDEN ROOM** 14' 0" x 12' 10" (4.27m x 3.91m)
Velux window; PVCu double glazed windows to rear; radiator; larder cupboard; shelving; half stable door to rear hall; doors off to:



- PORCH** 4' 7" x 3' 3" (1.4m x 0.99m)
Window and stable door to rear garden path
- WET ROOM** 4' 2" x 3' 8" (1.27m x 1.12m)
Mira mains fed shower off the Rayburn; PVCu double glazed window; tiled floor and walls.
- UTILITY** 15' 7" x 6' 6" (4.75m x 1.98m)
PVCu double glazed window to both front garden and rear garden passage; site of wall mounted Grant oil fired boiler; butler sink; Sheila Maid airer; electric radiator; space and plumbing for appliances; door to:
- WC** 3' 7" x 2' 6" (1.09m x 0.76m)
Low level wc; extractor fan; window.
- REAR HALL** 14' 8" x 3' 8" extending to 11' 9" (4.47m x 1.12m)
Double glazed window to garden; Fronius IG/TL solar panels inverter; door to rear garden passage; book shelves; stairs to first floor; doors off.
- BATHROOM** 7' 6" x 6' 2" (2.29m x 1.88m)
Double glazed window; panelled bath with Mira Sport electric shower over; low level wc; wash hand basin; radiator.
- STORE** 7' 7" x 3' 3" (2.31m x 0.99m)
Shelving; power controls for solar PV system; consumer unit for this area of the property.
- FIRST FLOOR**
- LANDING** Cupboard housing hot water cylinder; doors off:
- BEDROOM 1** 14' 5" x 12' 0" (4.39m x 3.66m)
PVCu double glazed window to garden; radiator; built in wardrobes.

BATHROOM

9' 8" x 6' 3" (2.95m x 1.91m)

PVCu double glazed window to garden; panelled bath with shower head; pedestal wash hand basin; low level wc.

BEDROOM 2

15' 8" x 13' 0" (4.78m x 3.96m) (currently used as a dining room)

Dual aspect PVCu double glazed windows to garden; radiator; exposed beams; door to: studio/bedroom 5.

BEDROOM 3

8' 5" x 9' 10" (2.57m x 3m)

PVCu double glazed window to gardens; radiator; exposed beams.

STUDIO/ BEDROOM 5

15' 2" x 11' 9" (4.62m x 3.58m)

Vaulted ceiling with skylights; double glazed windows to garden; PVCu double glazed French doors to balcony; Villager wood burning stove; radiator; TV point; opening to:



KITCHEN AREA

19' 0" x 7' 6" (5.79m x 2.29m)

Double glazed windows to balcony and garden; stable door to rear garden; fitted kitchen units and worktop; stainless steel sink and drainer with mixer taps; space for dishwasher, cooker and fridge/freezer; CandM Britony 2T hot water boiler; vaulted ceiling ; stairs down to rear hall.



GUEST BEDROOM 6

16' 0" x 11 maximum narrowing to 8" (4.88m x 3.35m)

PVCu double glazed windows to garden; built in wardrobe; airing cupboard with hot water cylinder; electric radiator.

SHOWER ROOM

7' 8" x 5' 6" (2.34m x 1.68m)

PVCu double glazed windows to garden; shower cubicle with Mira Sport electric shower; low level wc; pedestal wash hand basin.

OUTSIDE

STABLES

With additional tack room and feed store.

DETACHED CHALET

Of timber construction; power and light; double glazed windows; door to shower room with low level wc; sink and shower cubicle in need of repair in areas.

PADDOCK & GARDENS

The property is approached via a parking area for several vehicles adjacent to the paddock and the gate into the gardens. A pretty garden path leads to the entrances into the cottage and in turn around to the side. The garden extends in a southerly direction with several outbuildings including the stables, chicken/duck houses and pig sty. There is also the detached chalet which requires refurbishment with power and lighting providing ancillary accommodation. There are areas for growing vegetables and fruits trees within the grounds perfect for a slice of the "good life" accompanied by the sound of the River Plym down at the bottom of the valley.

SERVICES

Mains electricity and water, solar panels; oil fired heating; septic tank drainage.

EPC RATING

Band E

DIRECTIONS

From the Yelverton office proceed over Roborough Down towards Plymouth on the A386. After passing the Dartmoor Diner on the right hand side take the next left into New Road signposted to Bickleigh and Shaugh Prior. Proceed into Bickleigh and after the Barracks, turn left signposted to Shaugh Prior following the road down and along the Plym Valley. After approximately 2 miles continue on this road over a bridge and up a hill towards the village. After a short distance the property will be found on the right hand side after a property called End O Moor and is marked by our for sale sign.

OUTGOINGS

We understand the property is in band ' F ' for council tax purposes (by internet enquiry with South Hams District Council).

VIEWING

Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

PADDOCK

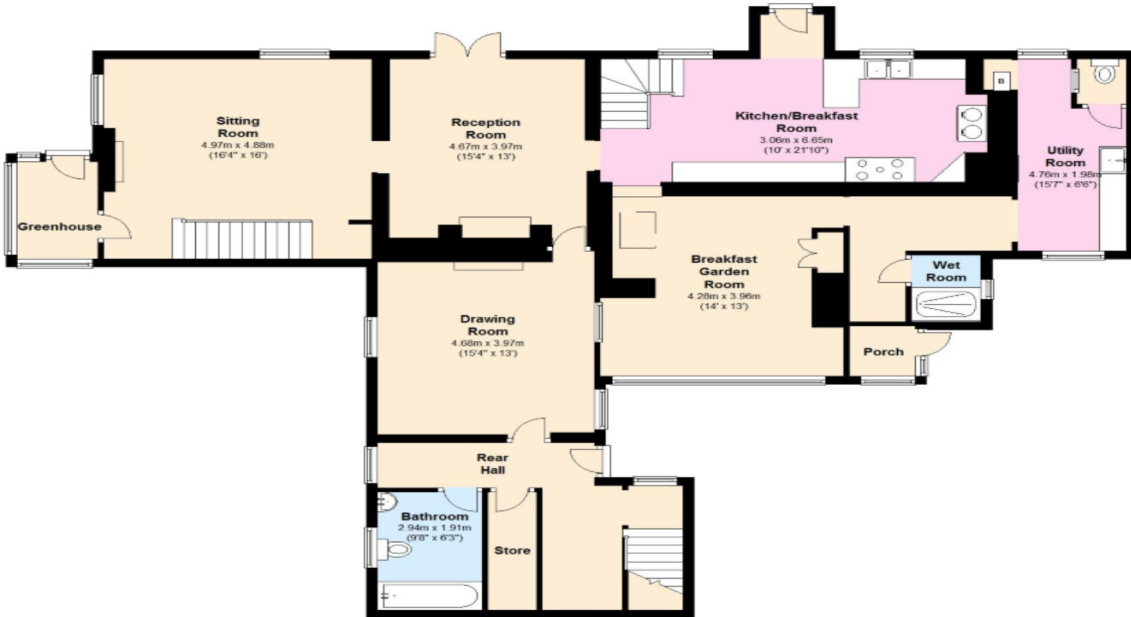


FLOORPLAN

These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Copyright Mansbridge Balment 2015.

Ground Floor

Approx. 100.2 sq. metres (1723.9 sq. feet)



Chalet Outbuilding

Approx. 20.2 sq. metres (262.3 sq. feet)



First Floor

Approx. 113.2 sq. metres (1218.9 sq. feet)





THE ROUNDABOUT • YELVERTON • DEVON • PL20 6DT

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