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Chapel House, 10a Fore Street
Plympton St Maurice, Plymouth, PL7 1NA

A Grade II Listed medieval hall house, with later additions,
within the Conservation Area of an historic old town.

Plympton Town Centre 0.5 mile, A38 1 mile, Plymouth City Centre 4 miles

• Vaulted 'Hall' Dining Room • Sitting Room • Kitchen • Utility • 4 Bedrooms • 3
Bathrooms • Secluded Courtyard Garden • 51' Garage •

Guide price £357,500

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LOCATION

The mainly Georgian Fore Street of Plympton St Maurice is one of the most distinctive within the Plymouth City area, effectively forming a village and with a strong community. This historic area was once featured in the Channel 4 television programme 'Time Team' and incorporates some 68 listed buildings, several of which are star rated. The old town is set below the ancient castle and is within a short walk from Plympton's Ridgeway shopping area which also includes a health and leisure centre, schools and a variety of other amenities.

DESCRIPTION

The 'terraced' house is, like many of its neighbours, highly deceptive from the exterior. The Victorian frontage, part of which was once a shop, conceals a medieval Hall House with its dramatic main room with vaulted ceiling and massive oak roof trusses. The property is over 3 levels and to the rear there is a sheltered and attractive courtyard area which also gives access to the 51' garage which is entered by vehicle from a rear service lane close to the castle.

It comprises the following (please refer to floor plan):

GROUND FLOOR (Southern Section)

Hall

Partly glazed entrance door. Wood spiral staircase leading to first floor. Leaded cupboard.

Bedroom 3

This is a former shop and retains the shop window area and bay. Carved/tile fireplace with coloured slips and marble hearth.

Rear Hall

Tiled floor.

Shower Room

Low level WC. Pedestal wash hand basin. Shower. Half panelled painted wall. Tiling. Ceramic tiled wall. Deep old windows. Tiled sill. Towel rail.

FIRST FLOOR

Sitting Room

Two windows overlooking main street. Wood floor. Ornate tiled hearth with tiled slips. Gas living flame fire. Picture rail. Spiral staircase leading up to bedroom 4. Wide and tall folding doors to dining hall.

Bedroom 4 (Second Floor Level)

Stone fireplace. Slate hearth. Recessed cupboards. Exposed A-frame ceiling. Part mezzanine level above. Window overlooking the main street.

En Suite Shower Room (also second floor level)

Pedestal wash hand basin. Low level WC. Large tiled shower cubicle. Tiling to dado level. Exposed beam ceiling.

Dining Hall

(See photograph) This magnificent room features 4 oak arched and braced medieval beams with wind braces, which are supported by modern stainless steel supports, rising to a height of nearly 15' in the centre. Glazed sky lights. Fireplace with old gate and hearth. Mantel shelf.

Inner Hall



Stairway down to rear section of ground floor. Glazed/leaded window.

Kitchen

Rising also to some 13' at its apex with 2 exposed A-framed trusses and Velux double glazed window. 1½ bowl sink unit with mixer tap. Wooden work surfaces. Tiled splash backs. Half glazed external door to garden.

Utility Room

Two Velux double glazed roof windows. Ceramic tiled floor. Stainless steel sink unit. Plumbing for washing machine. Brittany gas fired boiler serving the central heating and domestic hot water systems. Stable type external door.

GROUND FLOOR (Northern Section)

Lower Hall

Approached by stairway down from first floor inner hall. Wood/ceramic tiled floor. Window seat.

Bedroom 1

Massive old fireplace with granite jambs. Understairs cupboards. Stained/leaded window.

Bedroom 2

Exposed beam ceiling. Wall light. Recessed wardrobe.

Bathroom

Freestanding claw foot bath with 'drench' style head. Pedestal wash hand basin. Low level WC. Wood floor. Exposed beams.

OUTSIDE

To the rear there is a private and secluded walled garden with a profusion of shrubs, accessed from both the kitchen and utility room, and with canopy to back door. Stone balustrading. Granite step. Climbing rose. Various other specimens.

Garage 51' x 9'9" average

Access from courtyard and with vehicular access from service lane at rear.

SERVICES

Mains water, electricity, gas and drainage. Gas fired central heating.

TENURE

Freehold.

VIEWING/NEGOTIATIONS

Strictly by appointment through Stags Plymouth Office: 01752 223933.

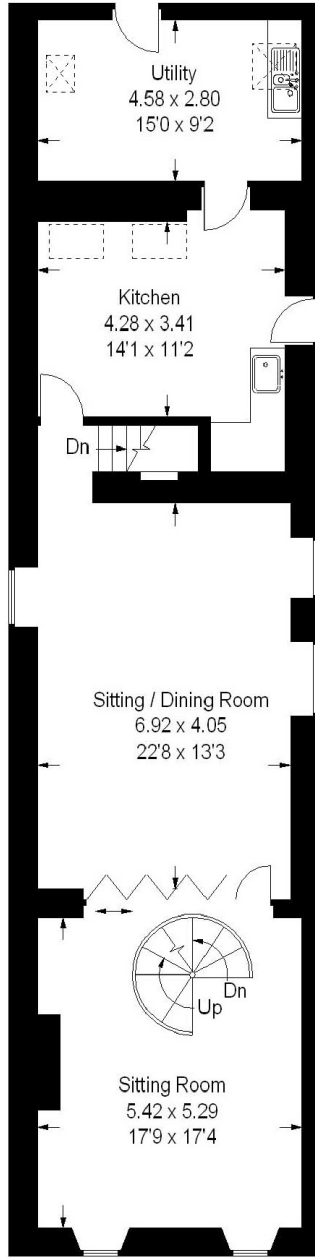
DIRECTIONS

From Marsh Mills roundabout (A38) proceed in the direction of Plympton on the old Plymouth Road. At the roundabout at St Marys Bridge, take the second exit rising up towards the town centre, passing the school on the right and then the Ridgeway Shopping Centre on the left. Continue until reaching The George Public House and turn right down George Lane. Continue to the point where the road narrows and proceed to the T-junction and turn right and this then becomes Fore Street. The property will be found in a short distance on the right.

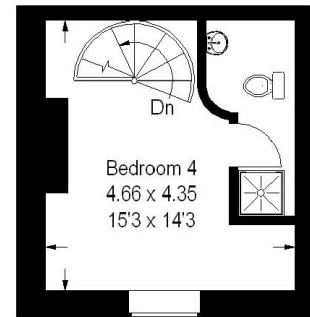




Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area
211 sq m / 2271 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
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