



Peek Lane

Bittaford, Ivybridge, PL21 0EA

Asking Price £395,000



Peek Lane

Bittaford, Ivybridge, PL21 0EA

Asking Price £395,000



THE PLATT, PEEK LANE, BITTAFORD, PL21 0EA

ACCOMMODATION

uPVC double-glazed door into the entrance hall.

ENTRANCE HALL

Dado rail. Radiator. Doors leading into lounge, bedrooms & bathroom. Archway into dining room.

DINING ROOM

9'10" x 8'2" (3 x 2.51)

uPVC double-glazed window to front elevation. Radiator.

LOUNGE

17'0" x 9'2" + bay (5.2 x 2.8 + bay)

uPVC double-glazed boxed bay window to front elevation. Feature fireplace with living flame gas fire. Wood mantle, surround, tiled inset & hearth. uPVC double-glazed window looking into conservatory. Radiator. Arch into kitchen.

KITCHEN

12'10" x 8'8" (3.93 x 2.65)

Matching base & wall-mounted units to include fitted Zanussi fridge freezer, washing machine, double oven & AEG microwave. Roll-edged work surfaces have inset 4 ring Zanussi induction hob & twin bowl sink unit with mixer tap & waste disposal. Stainless steel extractor hood. uPVC double-glazed window to rear elevation. Access hatch to roof void. Radiator. Space for tumble dryer. Quickstep Livyn

marble effect flooring. uPVC double-glazed door into the conservatory.

CONSERVATORY

20'4" x 9'4" (6.2 x 2.87)

uPVC construction with uPVC double-glazed windows to front, side & rear elevations. uPVC double-glazed french doors leading out to the garden. Radiator.

FAMILY BATHROOM

8'6" x 8'2" (2.61 x 2.5)

Matching suite of corner bath with shower over, pedestal wash hand basin & close-coupled wc. Part-tiled walls. 2 uPVC obscured double-glazed windows to rear elevation. Radiator. Tiled floor. Door to airing cupboard.

BEDROOM TWO

9'10" x 8'2" (3.01 x 2.51)

uPVC double-glazed window to rear elevation. Radiator. Fitted wardrobes along 1 wall.

MASTER BEDROOM

12'7" x 8'2" (3.84 x 2.51)

To include an array of fitted wardrobes along 1 wall. Radiator. Square arch opening into the en-suite.

EN-SUITE

12'10" x 8'6" (3.92 x 2.6)

A unique large luxurious en-suite comprising, double jacuzzi bath, double shower cubicle with rainfall shower head, massage jets, fitted seats,

steam option & radio. Wash hand basin set in vanity unit with storage cupboards below. Close-coupled wc. uPVC double-glazed french doors giving access out to the rear garden. Sky light. Heated towel rail. uPVC double-glazed window to rear elevation.

BEDROOM THREE

12'7" x 8'3" (3.85 x 2.52)

To include an array of fitted bedroom furniture including wardrobes, overhead storage units, chest of drawers & a window seat. Radiator. uPVC double-glazed window to front elevation.

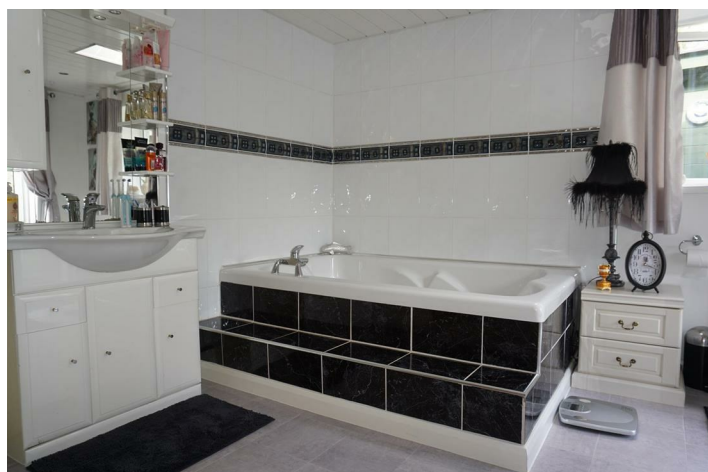
OUTSIDE

Entering from Peek Lane via wooden farm gates, the property is approached via a stone-chipped driveway, allowing off-road parking for potentially 5-6 vehicles. Enclosed on all sides, the gardens are naturally private with woodland giving seclusion & a stream running through the bottom of the garden is a fabulous back-drop to the property. The gardens provide a great place to entertain family & friends with numerous seating areas of a paved patio & a

decked sun terrace overlooking the pool. The swimming pool is heated and is 21ft by 4ft deep with a unique Caribbean thatched roof hut to 1 side. Adjoining the back of the house is a further stone-chipped area of garden, section of lawn & the oil tank as the properties heating is run via oil central heating. Beside the area of lawn is a large log cabin which has been used as an office by its current owners with power, electrics & telephone point. This could however make a great play room or studio.

DIRECTIONS

On entering the village of Bittaford via Ivybridge turn left under the first archway of the viaduct then continue up the road & the property will be located on your right hand side.



Road Map



Hybrid Map



Terrain Map



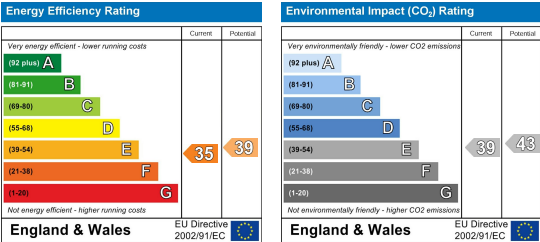
Floor Plan



Viewing

Please contact our Plympton Office on 01752 301002 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.