



Alan Cummings
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'Sungates', Torr Lane, Hartley,
Plymouth, Devon, PL3 5NY

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Guide Price £400,000 - £425,000

R.5626

PRINCIPAL FEATURES

- *Well known unique house of interesting Architectural design* *Prominent position * * Built circa.1927 and largely re-built in 1952***
- *Classically designed retaining features of the period* *Well presented, comfortably appointed * *uPVC double glazing ***
- * Gas central heating* *Spacious and adaptable accommodation* *Large sitting room with 'Minster' style fireplace * * Dining Room ***
- *Spacious hand crafted fitted kitchen/breakfast room * *Utility room * * Downstairs wc * * 4 Bedrooms* *Spacious bathroom/wc ***
- * Excellent outbuildings include former snooker room with wc (potential annexe)* *Generous size garage * * Drive ***
- * Well stocked landscaped gardens***

THE PROPERTY

A unique house that stands out for its architectural design and prominent position. The property originally understood to have been built circa.1927 and then largely re-built after bomb damage that occurred during the Second World War, the house now dating from 1952. Classically designed retaining features of the period and also at the re-build stage sub-divided from what was originally a detached home to provide two spacious semi-detached houses.

The well-proportioned accommodation on the ground floor with a spacious sitting room having 'Minster' style fireplace, a good size dining room with window overlooking the front garden, a kitchen/breakfast room with hand crafted fittings from 'Yealm Kitchens' and integrated appliances. A useful utility room and downstairs wc. At first floor level a large master bedroom with front set balcony, two further generous size double bedrooms, a fourth good size single bedroom and a well-appointed spacious family bathroom/wc

The property stands on a relatively large level plot, roughly triangular in shape with good parking facilities on the private drive and within the spacious large garage. Behind the garage a large building, formerly the snooker room but now potentially providing an annexe or additional accommodation. A covered courtyard between the house and outbuildings, a low maintenance rear garden and delightful well-stocked generous size front gardens.

LOCATION

Set fronting onto Torr Lane in this highly popular established residential area of Hartley with a good variety of local services and amenities found nearby in Hartley and Mannamead and the position convenient for access into the city and close by connection to major routes in other directions.

STORM PORCH 15' 6" x 5' 2" (4.72m x 1.57m) Panelled arched door into:

GROUND FLOOR

HALL Attractive hallway with decorative coved ceiling, dado rail, timber flooring and openly connecting to:

SITTING ROOM 20' 6" max. x 14' 6" (6.25m max. 4.42m) Wide arched picture window with twin double-glazed French doors. An impressive room with 'Minster' style fireplace and fitted coal effect gas fire. Decorative coved ceiling with ceiling rose. Natural timber boarded floor. Staircase with curved carved hardwood banister and wide shallow tread carpeted stairs rises to the first floor.

DINING ROOM 15' 0" x 11' 10" (4.57m x 3.61m) Wide arched picture window to the front. Decorative coved ceiling and ceiling rose. Focal feature period tiled fireplace and hearth.

KITCHEN/BREAKFAST ROOM 17' 10" x 15' 0" (5.44m x 4.57m) overall. Spacious wide and luxuriously appointed. Fitted out by 'Yealm Kitchens' with high-quality hand-crafted units incorporating curved corner units, granite work surfaces and matching upstands. An excellent range of cupboard and drawer storage set in wall and base units. Under mounted stainless-steel sink. Quality integrated appliances include 'Neff' dishwasher, two ovens, microwave and space for American style fridge/freezer. Central breakfast bar incorporating sink and a range of cupboard and drawer storage under. Windows to the side and rear and door opening to the side.

UTILITY ROOM 8' 8" x 7' 5" max. (2.64m x 2.26m max.) 'L' shaped. Window to the rear. Work surface with enamel sink unit with chrome mixer tap, two spaces and plumbing under suitable for automatic washing machine and tumble dryer. Deep walk-in under stairs storage cupboard 6'9" x 3'3" with lighting, coat hooks, shelving, mains electric meter and consumer unit.

W.C. Window to the rear. 'Chatsworth' white close coupled wc.

FIRST FLOOR

LANDING Two windows illuminate the stairwell. Coved ceiling. Dado rail. Large shelved airing cupboard.

BEDROOM 1 16' 0" x 15' 5" (4.88m x 4.7m) Light and airy with four windows to the front and side elevations. Coved ceiling. Ceiling rose.

BEDROOM 2 19' 1" x 12' 4" max. (5.82m x 3.76m max.) Light and airy with picture window to the front and glazed door opening onto the balcony. Coved ceiling.

BEDROOM 3 15' 0" x 11' 1" max. (4.57m x 3.38m max.) Window to the side. Coved ceiling.

BEDROOM 4 10' 5" max. x 8' 8" (3.18m max. x 2.64m) Irregularly shaped. Window to the rear. Coved ceiling.

BATHROOM A spacious room with obscure glazed window to the rear. Quality white suite with deep separate bath having side set chrome mixer tap and handheld shower attachment, his and hers vanity wash hand basins with cupboards under. Close coupled wc. Separate tiled shower with thermostatic shower control. Range of ceiling lighting. Extractor fan. Access hatch to loft. Decorative floor and wall tiling. Shaver socket.

EXTERNALLY

COURTYARD 27' 0" x 11' 4" (8.23m x 3.45m) Over half covered. Outside water tap and gas meter. Window to front and rear. Doors into:

GARAGE 19' 3" x 14' 3" wide (5.87m x 4.34m wide) Up and over door to the front. Power and lighting. Wall mounted 'Ariston' gas fired boiler. Connecting door to:

SNOOKER ROOM 31' 3" x 13' 10" (9.53m x 4.22m) overall. Wide picture window and double-glazed French style doors to the rear garden. Numerous ceiling lighting. Wall light points. Radiators. Storage cupboard and separated off the:

W.C. White close coupled wc and wash hand basin.

EXTERNALLY

Wide double decorative iron gates with the name 'Sungates' on them open into a red tarmac laid level drive/parking area with space for various vehicles side by side. The front garden laid to decorative stone chippings, a level path leading up to the front. A decorative iron gate opening into the main side garden, beautifully and expensively landscaped with a wide decked seating terrace next to the lounge, a level lawn with circular paved patio and seating areas and around the perimeter borders stocked with a profusion of interesting specimen bushes, shrubs and plants. Laid out for lower maintenance covered with decorative stone chippings and having an attractive waterfall feature. Enjoying a good degree of privacy with wall and fence boundaries. To the side of the property the large courtyard area providing dry covered access to the garage and snooker room and to the rear a further low maintenance paved back garden. All the garden ideal for alfresco entertaining.

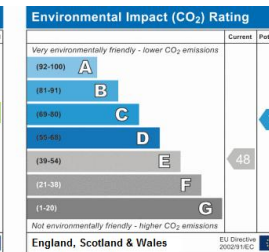
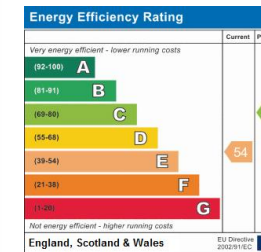
TENURE: Freehold

COUNCIL TAX BAND: F

VIEWING

By appointment the Vendor's Agents – **Alan Cummings & Co.** Mannamead Office Tel: (01752) 664125.

ALAN CUMMINGS CO. (Consultant Surveyors and Independent Estate Agents) are open in Mannamead office Monday – Friday 9am – 5.30pm and Saturday 9am – 4pm



TOTAL APPROX. FLOOR AREA 2712 SQ.FT. (252.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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