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ROSE COTTAGE

Bickleigh - Plymouth - Devon











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Bickleigh - Plymouth - Devon - PL6 7AL

Roborough 1.8 miles; A38 5.1 miles; Yelverton 5.5 miles; Plymouth 7.5 miles; Tavistock 10.8 miles & Exeter 45.2 miles



Set in a peaceful hillside position with outstanding views towards Dartmoor National Park, Rose Cottage is an intriguing and substantial detached property comprising of two former railway workers cottages located within the village of Bickleigh; offering unrivalled convenience being within easy access to a wealth of amenities and transport links.

Freehold, Guide Price £990,000

4 5 5 389.4 sq. m

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 8 Erme Court, Ivybridge, Devon, PL21 0SZ

Tel: 01752 393737 Email: residential.ivybridge@gth.net

INTRODUCTION

Nicely positioned within a 4.71 acre plot, Rose Cottage presents a rare opportunity to purchase an incredibly well kept family home located in an outstanding position with gorgeous views, a detached annexe, extensive gardens and two paddocks measuring circa 3.5 acres. The house itself has been cleverly designed to either act as a large, five bedroom family home with over 3000 sq. ft of accommodation; or as a two smaller properties perfectly arranged for multi-generational living or alternatively, as an Airbnb.



DESCRIPTION

Having been lovingly restored and cared for over the years, Rose Cottage offers an excellent blend of modern convenience and traditional features. The current owners have invested in improving the property whilst retaining its character, with additions such as uPVC double glazed windows throughout the property, many of which still have traditional shutters and window seats.

Upon entry into this attractive and characterful home, a small porch leads into a delightfully welcoming reception hallway which houses an attractive wooden staircase and provides space for a range of large furniture, including bookcases, dining furniture and storage for coats and shoes. Just off of the reception hallway is a ground floor cloakroom/WC. To your right a door leads into a portion of the property which is believed to have been added in the 1960's, when the property belonged to Lord Roborough. The entire ground floor of this substantial, two-storey extension is a wonderfully bright triple-aspect living room, enjoying French doors into the rear garden, beautiful views across the gardens and a feature fireplace with wood-burning stove. Moving back across the reception hallway is the formal dining room, a nicely proportioned space which enjoys a window to the side elevation and a useful storage cupboard underneath the stairs. Just off of the dining room is a modern fitted utility room which acts as a second kitchen if required, boasting space for appliances including a free-standing oven, washing machine and under-counter fridge. There is a door leading from the utility room to the rear garden, as well as a second passage which links the utility room with the main kitchen area via a useful pantry cupboard. Also accessed via doors from





the reception hallway, an expansive open plan kitchen, living and dining space spans the entirety of the ground floor of one of the original cottages, presenting a superb area for cooking, entertaining and casual dining. Fitted with attractive farmhouse-style units, the kitchen itself boasts solid granite worktops with a feature island and wooden breakfast bar, alongside integrated appliances including electric oven and induction hob and dishwasher. There is a feature 4-oven Aga for traditional cooking and warmth which runs on Economy 7 and is nicely framed by attractive wooden cupboards. There is a door to the rear garden in the kitchen alongside large windows allowing for plenty of natural light to flood in. One end of this large room has been designated as a cosy sitting area with a feature window seat. A wooden staircase stands proudly within the space, providing access to the first floor accommodation. Finally, located off of the kitchen space is a feature orangery come garden room, a stunning area to enjoy the gardens and views which enjoys a solid roof making for a useable space year-round. French doors lead onto a covered patio seating area and there is a handy ground floor bathroom with panelled bath, overhead shower, toilet and basin.

Taking the main staircase to the first floor, a large open landing space provides access to the first portion of the accommodation on this level, as well as a large airing cupboard. Occupying the first floor of the before mentioned 1960's built extension is a triple-aspect master bedroom suite, complete with a modern en-suite bathroom. The en-suite includes a walk-in shower, rolled-top free-standing bath, toilet and basin. There are two further generous double bedrooms within this section of the property, one of which being a

large double room with en-suite shower room comprising walk-in shower, toilet and basin. A family bathroom sits between these bedrooms and has been designed to be able to enjoy the views from within the bath. This bathroom includes a panelled bath with overhead shower, toilet and basin. A door from the landing then leads into a second landing space, in which the second staircase rises up from the kitchen. This landing provides access to two further double bedrooms, one of which enjoys a modern en-suite shower room with walk-in shower, toilet and basin.

THE ANNEXE

Constructed in 2022, there is a detached single-storey dwelling within the grounds of Rose Cottage which is designated as ancillary accommodation to the house itself. Offering potential for a multitude of uses, the annexe has been tastefully finished with high-end kitchen and bathroom fittings and is very well insulated. The accommodation includes an open plan living room, dining room and kitchen, one generous double bedroom and a modern shower room. Accompanying the annexe is a private covered terrace area with a feature free-standing outdoor bath, a truly incredibly spot to bathe and enjoy the panoramic countryside views. Finally, there is a timber built sauna.

SITUATION

Nestled just to the north of Plymouth, the picturesque village of Bickleigh offers an enviable blend of peaceful countryside living with excellent access to city amenities. Surrounded by rolling Devon countryside, The village enjoys a range of everyday amenities nearby, including convenience stores, traditional pubs, healthcare facilities and recreational spaces across North Plymouth and nearby Yelverton. Major supermarkets including Tesco and Lidl can be found in Woolwell, catering for all daily needs, while Plymouth city centre offers an extensive selection of retail, dining and leisure facilities. Bickleigh benefits from excellent transport connections. The nearby A386 provides direct access to Plymouth city centre in approximately 15 minutes, alongside Derriford Hospital which is just 4 miles away. The A38 Devon Expressway offers convenient routes towards Exeter, Cornwall and the wider South West. Regular bus services connect the village with Plymouth and surrounding areas, and Plymouth railway station provides direct services to Exeter, Bristol, London Paddington and beyond. The area is particularly popular with families thanks to its highly regarded schooling. Well-regarded primary school, Bickleigh Down, can be found nearby. There is an excellent choice of local secondary schools, including 3 grammar schools. Offering the perfect balance of rural tranquillity and modern convenience, Bickleigh is an ideal setting for those seeking rural life without compromising on connectivity, education or access to Plymouth's extensive amenities.

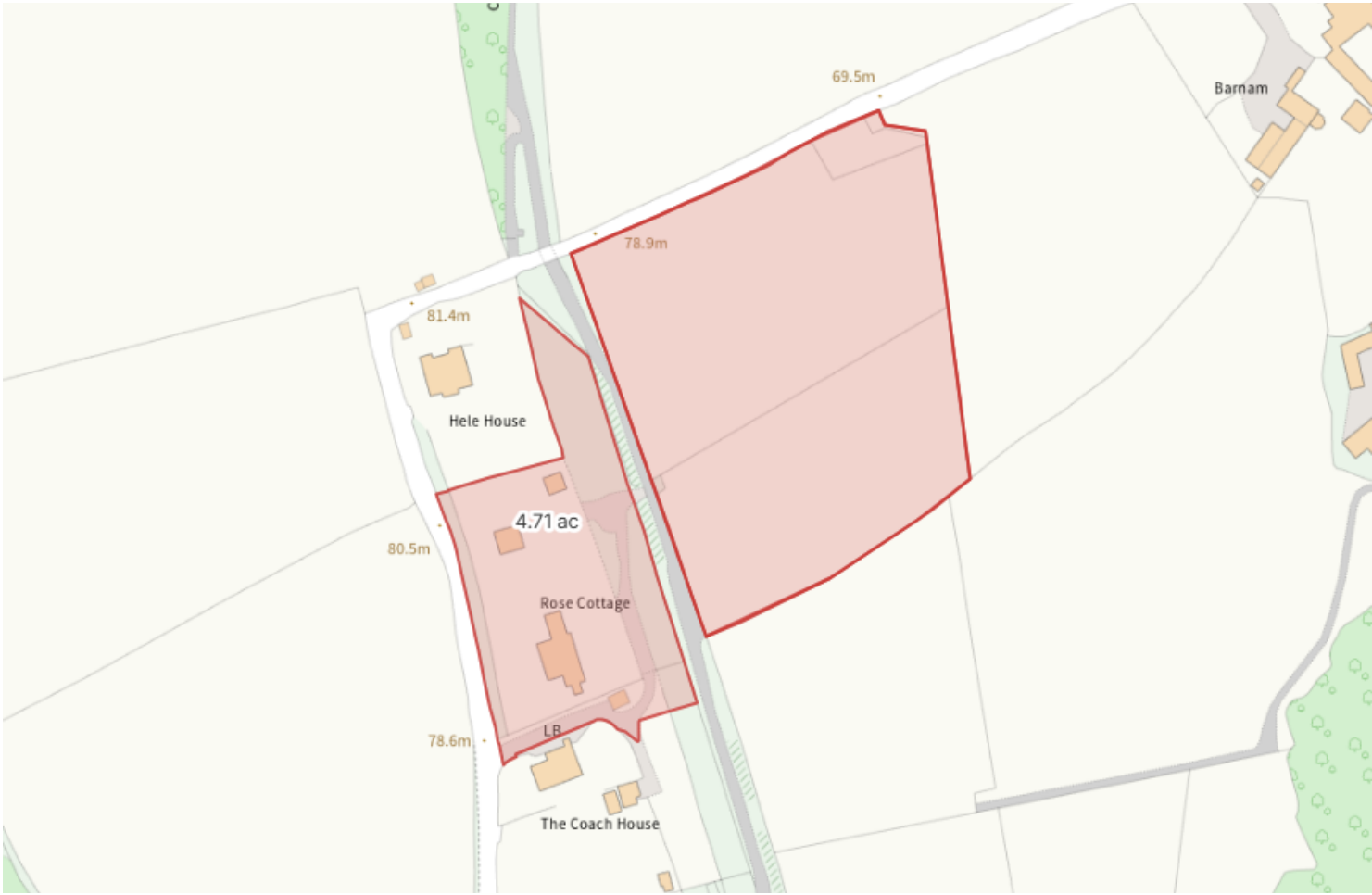
OUTSIDE

Rose Cottage sits within a total plot of 4.71 acres, this includes a large private driveway, detached double garage, extensive gardens to the front, side and rear of the home, a summer house and two paddocks which measure circa 3.5 acres. The driveway is owned by Rose Cottage, with a right of access over the top section for the neighbouring property, known as The Coach House. There is vast off-road parking and the double garage and summer house provide plenty of useful storage. The gardens are predominately laid to lawn, bordered by attractive planted garden areas, mature bushes and trees. There is beautiful Magnolia tree standing proudly in the centre of the garden, providing a lovely shaded garden area and growing the most wonderful flowers. At the rear of the property is a large patio seating area which basks in natural sunlight, especially in the evenings being westerly facing. A gate on the eastern boundary of the property leads out to Drakes Trail, across which is the land included with the sale of Rose Cottage, arranged as two paddocks which have separate road access.

SERVICES & OUTGOINGS

We understand that mains electric and water are connected to the property. Oil fired central heating. Private drainage via a septic tank.

Council Tax: South Hams District Council - **Band F**









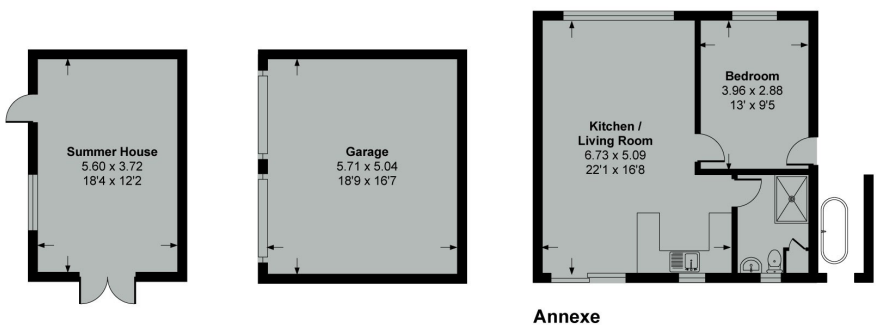




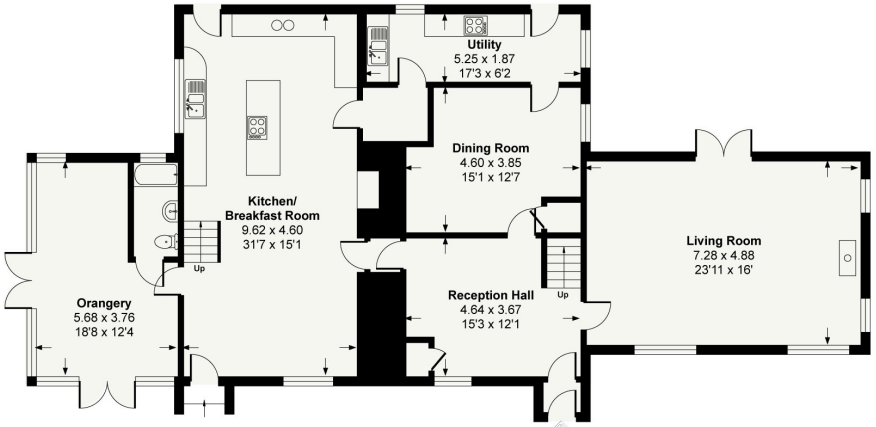


Rose Cottage, PL6

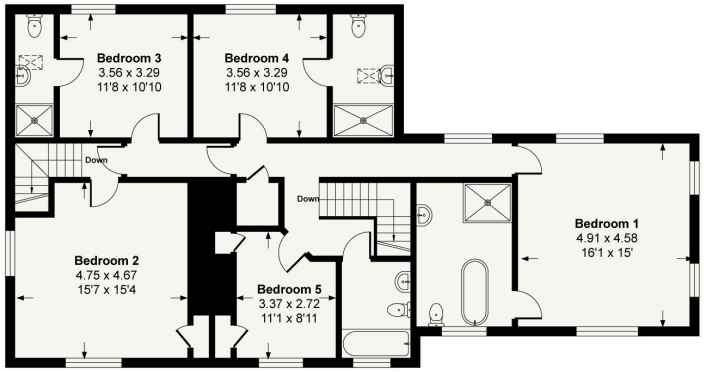
Approximate Gross Internal Area = 292 sq m / 3144 sq ft
Approximate Annexe Internal Area = 47.7 sq m / 514 sq ft
Approximate Garage Internal Area = 28.7 sq m / 310 sq ft
Approximate Outbuilding Internal Area = 21 sq m / 227 sq ft
Approximate Total Internal Area = 389.4 sq m / 4195 sq ft



Annexe



Ground Floor



First Floor

DIRECTIONS

What3words:///**spoke.bunk.opera**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Produced by Devon Property Photography

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1800 Mbps, highest available upload speed 220 Mbps. (Ofcom).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

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