



'Stentaway House', 56 Stentaway Road,
Plymstock, Plymouth, Devon, PL9 7EE

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£750,000 13039/R.4755

PRINCIPAL FEATURES

- * IMPRESSIVE MOST SPACIOUS GRADE II LISTED DETACHED HOUSE TOGETHER WITH ANNEXE LODGE *
- * SET IN GENEROUS SIZE LEVEL WALLED GARDENS AND GROUNDS ** SPACIOUS ADAPTABLE ACCOMMODATION *
- * MANY PERIOD FEATURES TOGETHER WITH MODERN CONVENIENCES ** STUNNING LARGE ENTRANCE CONSERVATORY *
- * SPACIOUS RECEPTION HALL ** SITTING ROOM ** DINING ROOM ** CONSERVATORY ** LARGE DRAWING ROOM *
- * MODERN FITTED KITCHEN ** UTILITY ROOM ** OFFICE ** SIX DOUBLE BEDROOMS *
- * MASTER BEDROOM WITH EN-SUITE BATHROOM ** TWO FURTHER BATHROOMS ** SHOWER ROOM/WC *

LODGE

- * LOUNGE ** KITCHEN/DINING ROOM ** UTILITY ** DOWNSTAIRS WC ** TWO DOUBLE BEDROOMS *
- * 2 GARAGES ** PARKING ** EXTENSIVE ENCLOSED LEVEL LAWNED GARDENS *

THE PROPERTY

An impressive substantial detached house Grade II listed when it was recognised as a property of special architectural and historic interest, developed over the years but largely believed to date from early Victorian times. It is recorded that by 1834 a substantial house was completed together with stables and coach house nearby.

An imposing property which is photogenic from the rear having partly slate clad external elevations with a long glazed veranda. Offering a most spacious family home with flexibility of layout and use and this combined with the now separated lodge annexe which can be used independently or amalgamated into the main accommodation.

The main house with five reception rooms and six bedrooms, four bathrooms and with the adjoining two bedroom lodge.

The entrance via a fabulous large former orangery providing an impressive conservatory with high glazed period roof lights. The property retaining and incorporating many interesting period and architectural features with working shuttered windows, balustrades, substantial heavy panelled doors and door furniture. The accommodation upgraded and improved in sympathetic style.

LOCATION

Set in the popular and well established residential area of Plymstock and conveniently positioned lying within easy reach of Plymstock Broadway shopping centre, with good local schools, bus services, access into the city and close by connection to major routes in other directions. Lying on the south eastern side of Plymouth with the surrounding countryside of the South Hams, with scenic South Devon coastline, a choice of beaches nearby and an excellent variety of marine and water sports facilities close by and Dartmoor lying just to the north.

ACCOMMODATION

Substantial timber panelled doors with slate name plate adjoining opening into:

GROUND FLOOR

CONSERVATORY/ORANGERY 27' 7" x 15' 0" average (8.41m x 4.57m average)
Former large orangery with attractive period tiled floor, double glazed vaulted ceiling with thermostatically controlled vents, wide French doors opening to the garden.

KITCHEN 17' 1" max x 11' 10" (5.21m max x 3.61m) Window to the courtyard. Attractive period style tiling matching the conservatory/orangery. Modern fitted with polished contemporary work surfaces and upstands. Tiled splashbacks. An excellent range of cupboard and drawer storage. 11 year Magnet warranty on units. Glazed display units. 'Kenwood' range style cooker with extractor hood over.

UTILITY ROOM 12' 2" x 5' 6" (3.71m x 1.68m) 'L' shaped. Window to the courtyard. 'Vaillant' wall mounted gas boiler services the central heating and domestic hot water. Space and plumbing for washing machine.

INNER HALL 22' 10" max x 9' 0" overall (6.96m max x 2.74m overall) Period archway. Staircase with carpeted treads, timber newel post, turned and carved spindles rising to the first floor. Understairs cloaks area and storage cupboard.

SITTING ROOM 18' 0" x 14' 0" (5.49m x 4.27m) Imposing period marble fire surround with a reproduction cast iron fireback, gas fired and granite polished hearth. Window with twin French doors overlooking the garden. Decorative coved ceiling and ceiling rose. Picture rail. Arched recess with storage under. Wide twin concertina panelled doors into:

DINING ROOM 14' 0" x 13' 0" (4.27m x 3.96m) Matching style and decoration to the sitting room with decorative coved ceiling, ceiling rose. Picture rail. Focal feature period fireplace with marble surround, reproduction cast iron fireback, gas fire and granite hearth. Twin French doors overlook the side garden. Deep arch recess with storage cupboard under. Twin French doors into:

CONSERVATORY 15' 2" x 8' 5" (4.62m x 2.57m) Period style tiled floor. Double glazed windows on three sides and with a door opening to the garden.

DRAWING ROOM 19' 0" x 18' 6" max. (5.79m x 5.64m max.) Period fireplace with ornate timber surround, cast iron fireback with fitted gas fire, tiled hearth. Timber boarded floor. Two sets of French doors open to the veranda/side garden.

INNER HALL 26' 0" long in part 5' 4" (7.92m long in part 1.63m wide) Window to the courtyard with shutters. Doors off to rear lobby and porch. Large storage cupboard.

OFFICE 17' 1" x 11' 6" (5.21m x 3.51m) Window and French doors opening to the side veranda and back garden. Picture rail. Focal feature reproduction fireplace with gas fire and granite polished hearth.

SHOWER ROOM 12' 7" x 4' 4" (3.84m x 1.32m) Quality white suite comprising pedestal wash hand basin, close coupled WC and walk-in double size tiled shower with 'Balmoral' thermostatic shower control.

BEDROOM 6 10' 6" x 8' 4" (3.2m x 2.54m) Window to the courtyard.

FIRST FLOOR

LANDING Galleried with timber balustrading to the stairwell. Window overlooking the main garden. Window overlooking the courtyard.

MASTER BEDROOM 17' 4" x 16' 4" (5.28m x 4.98m) Two tall windows overlook the main garden. High decorative coved ceiling with ceiling rose. Picture rail. Decorative wall covering. Range of quality built-in bedroom furniture with wardrobes, cupboards and drawers. Door to:

EN-SUITE BATHROOM 8' 11" x 5' 9", 8'4" max (2.72m x 1.75m, 2.54m max) Quality white contemporary suite with wall hung wash hand basin, close coupled WC and deep panelled bath with side set mixer tap. Separate tiled shower.

BEDROOM TWO 17' 0" x 12' 2" (5.18m x 3.71m) Two windows overlooking the courtyard and further window looking over the conservatory/orangery. Ornate ceiling rose. Fitted wardrobe/cupboard storage.

BEDROOM THREE 16' 7" x 9' 4" (5.05m x 2.84m) Window overlooking the conservatory/orangery. Period fireplace with cast iron fire back.

BEDROOM FOUR 18' 0" x 14' 2" (5.49m x 4.32m) Two windows overlooking the garden. Coved ceiling. Ceiling rose. Picture rail. Focal feature period fireplace with timber surround, cast iron fire back and slate hearth. Connecting door to:

BEDROOM FIVE 14' 0" x 13' 1" (4.27m x 3.99m) Window overlooking the main garden. Coved ceiling. Picture rail. Focal feature period cast iron fireplace.

BATHROOM TWO 11' 11" x 9' 2" (3.63m x 2.79m) Two windows overlooking the main garden. Suite comprising pedestal wash hand basin, close coupled WC, panelled bath with

mixer tap and shower attachment plus separate tiled shower with 'Mira' thermostatic shower.

BATHROOM THREE 8' 11" x 6' 7" (2.72m x 2.01m) Window. Quality white modern suite comprising close coupled WC, pedestal wash hand basin with mirror over. Panelled bath with mixer tap and separate wall mounted shower. Shower screen.

LODGE/ANNEXE

GROUND FLOOR

LOUNGE 12'6" x 10'3" (3.81m x 3.12m) Window with shutters to the courtyard. Fireplace with gas fire. Cupboard.

WC 4'9" x 4'4" (1.45m x 1.32m) Double glazed window. White modern WC and pedestal wash hand basin.

UTILITY ROOM 10' x 4'10" (3.05m x 1.47m) Double glazed window to the rear. Stainless steel sink set in work surface with modern cupboard units under. Space and plumbing suitable for washing machine.

KITCHEN/DINER 12'3" x 12'11" (3.73 m x 3.94m) Three windows on two sides with working shutters. Paved flagstone floor. Run of fitted units with roll edge work surfaces, tiled splashbacks, cupboard and drawer storage, stainless steel sink, gas hob, electric cooker and extractor. Plumbing for dishwasher.

FIRST FLOOR

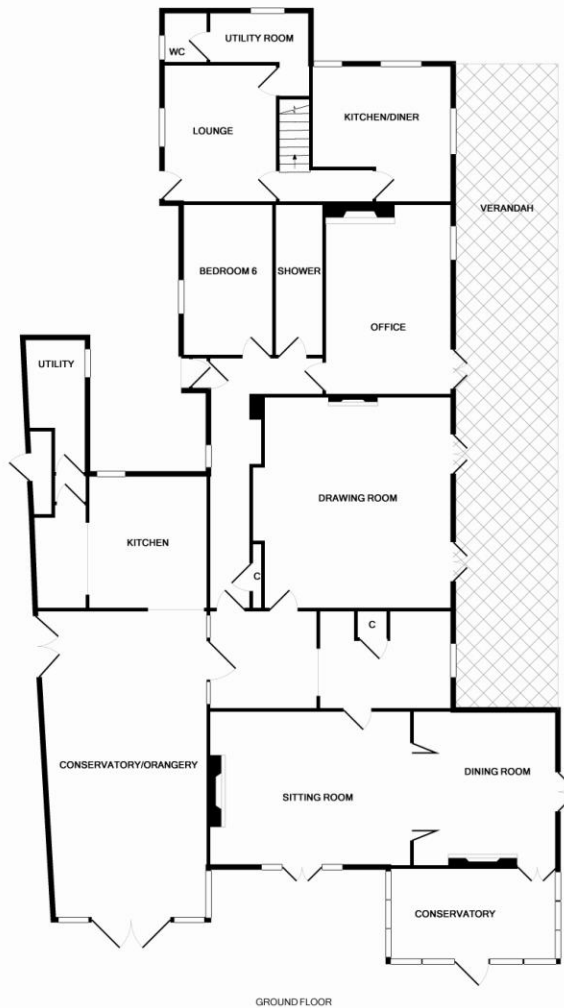
BEDROOM ONE 12'9" x 11' (3.89m x 3.35m) Window. Feature period fireplace. Recessed cupboard.

BATHROOM 8'10" x 8'9" (2.69 x 2.67m) Window. Modern white suite. Pedestal wash hand basin, WC and panelled bath with mixer tap and shower attachment. Recessed cupboard and boiler cupboard housing 'Gloworm' gas fired boiler.

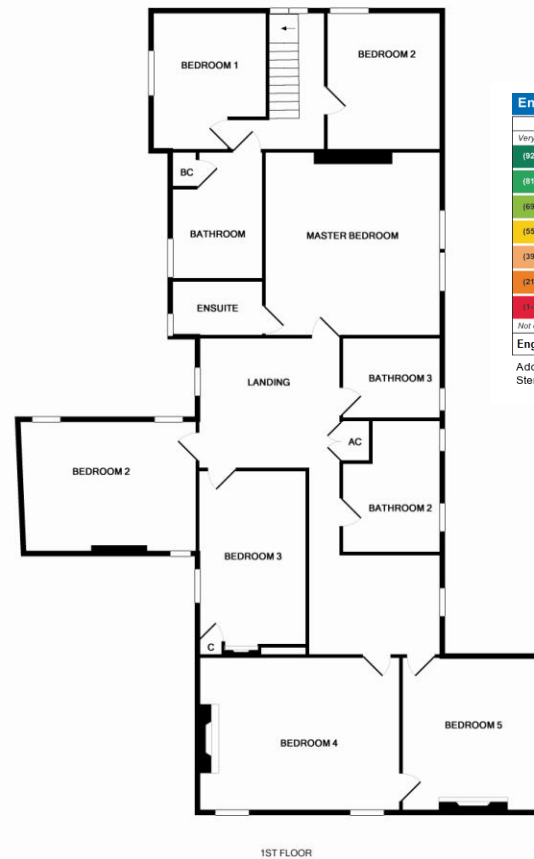
BEDROOM TWO 12'3" x 10'6" (3.73 x 3.2m) Window to the side. Feature period fireplace.

EXTERNALLY

The property is approached over a private drive leading to a wide courtyard set to the rear of the property which provides an area for parking various vehicles, garages and access to the rear courtyard. Extensive gardens that wrap around with wide expanses of lawn. Enclosed by wall, timber overlap fence and hedge boundaries. Six entrances opening into the property. GARDEN SHED.

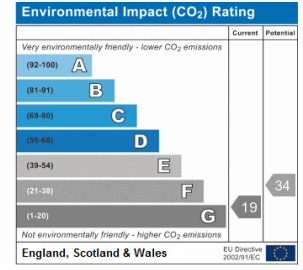
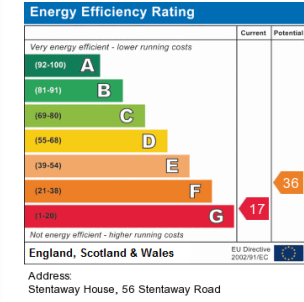


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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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PROPERTY MISDESCRIPTIONS ACT 1991/MISDESCRIPTION ACT 1967 - The Agent has not tested any equipment, fixtures or services and as so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the Buyer must assume the information given is incorrect. The sale particulars may change in time and any interested party should inspect the property prior to exchange of contracts. These details/floorplans are prepared as a general guide only and should not be relied upon as a basis to enter in a legal contract, or to commit expenditure.

VIEWING

By appointment with 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 and Elburton offices Monday - Friday 9am - 5.30pm and also on Saturday 9am - 4pm.



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