



## Luscombe Maye

Since 1873

Seale House,  
66 Fore Street, Plympton  
St Maurice, PL7 1NB

Offers in Excess of  
£495,000



5



2



4

18th Century town house with  
over 2000 sq ft of accommodation

Large barn with potential for use  
as studio/workshop/annexe/office  
or storage for small business

Garage

Rear garden with high degree of  
privacy





# Full Description

## DESCRIPTION

Each of the houses on historic Fore Street in Plympton St Maurice, is truly individual. Seale House is a deceptively spacious example of a Georgian town house offering over 2000 sq ft of accommodation over 3 floors. The property also has great potential for those needing a separate space to run a small business (STP) or store equipment by virtue of a large barn at the bottom of the garden with access from School Lane. Other potential uses of the barn include studio space for arts and crafts, workshop or annexe (subject to any necessary consents) In addition the property also benefits from a garage which is a rare feature in the road. To the rear of the property is a garden with terrace and a lawn which enjoys a high degree of privacy.

The flexible accommodation is currently configured as kitchen, open plan sitting and dining room, separate lounge or family room, 5 bedrooms and 4 bathrooms (3 ensuite). The property is ideal for those who work from home or need additional space for a small business or hobbies.

## SITUATION

Plympton St Maurice is located on the outskirts of Plymouth, close to the South Hams Area of Outstanding Natural Beauty. Protected by a Conservation Order and with an active local community, there is a real village feel to the area. It has a 15th century church and there are the remains of a Norman castle with Motte-and-Bailey which form part of 'The Green'. More contemporary facilities nearby are a 'Good' primary school, two public houses and St Elizabeth House fine dining restaurant and hotel. In Plympton further amenities include a doctor's surgery, the Ridgeway shopping area, two secondary schools, supermarkets, library, swimming pool, tennis courts, bowling green and cricket field. The city center of Plymouth is approximately 20 minutes away and there is a regular bus service.

Plymouth itself is an historic and vibrant waterside city, well provided with colleges, grammar and public schools, a modern university, the Peninsula Medical School, Theatre Royal and

cinemas, large department stores, cafes, bistros and restaurants. The leisure facilities are outstanding with superb water-sports in and around Plymouth Sound and the Plymouth Life Centre. Outdoor pursuits are also in close proximity with cycling on the Plym Valley Cycle Trail, walking, climbing and horse-riding on nearby Dartmoor National Park, golf at Boringdon and Elfordleigh and beaches such as Wembury and Mothecombe.

## ACCOMMODATION

The front door opens to the open plan sitting and dining room at the front of the house, with curved multi-pane windows reminiscent of traditional shop windows add character. One end of the room is currently used as a dining area, with a wood burning stove as a focal point. The other end is currently used as a sitting room. Beyond is the kitchen at the rear of the house with a range of wooden fronted cupboards, wooden worktop and Belfast style sink. An external door opens to the rear garden. Across the inner hall from the kitchen, is the lounge or second sitting room, which has previously been used as a dining room: an ideal space to watch TV in a separate room or use as a space for kids and teens.

Stairs lead to the first floor landing, with doors to 4 bedrooms, the family bathroom and stairs to the second floor. Bedroom 3 is a lovely room with patio doors opening out to the rear garden. The room features an ensuite shower room with cubicle, WC and basin. The master bedroom is at the front of the house and benefits from a master bathroom suite comprising bath with shower over, basin and WC. Fitted wardrobes provide valuable storage. Bedroom 2 is a good sized double at the front of the property with built-in wardrobes and bedroom 4 overlooks the rear. The family bathroom comprises bath, WC and basin.

The second floor is ideal for someone wanting a suite of rooms: the first room is currently used as a bedroom, with the adjacent room with potential as a dressing room or teenage study and 'chill-out' space with ensuite shower room beyond. Alternatively these rooms could be used for a variety of uses such as hobbies or working from home.

## OUTSIDE

The rear garden enjoys a high degree of privacy and is low maintenance. A patio area is ideal for alfresco dining beyond which is a lawn and raised beds. At the bottom of the garden are doors opening into the garage and barn.

## THE GARAGE

The garage has vehicular access to School Lane and an electric door. Below the garage is a useful storage area. Adjacent to the garage is the barn. Power.

## THE BARN

The barn has pedestrian access to School Lane and a pedestrian door to the garden. This generous space is open from floor to roof across the majority of space with a store area at one end. Currently used as a studio for Yoga classes, the building could easily be used as a studio for arts and crafts, treatment rooms (health / beauty), workshop, office or storage space for a small business (subject to any necessary consents). When combined with or without the garage, there is the potential (subject to any necessary consents) to create a good sized self-contained annexe with its own access from School Lane. Power and overhead infrared heating and lighting.

## TENURE

Freehold. Grade II Listed (for group aesthetic) within a conservation area.

## SERVICES

All mains services are connected to the property.

## COUNCIL TAX AND LOCAL AUTHORITY

Band D. Plymouth City Council

## VIEWING ARRANGEMENTS

Strictly by appointment with Luscombe Maye.

### 66 Fore Street, Plympton St Maurice, PL7 1NB

Approximate Gross Internal Floor Area = 195.1 sq m / 2100 sq ft  
Limited use Area = 4.6 sq m / 50 sq ft  
Garage Area = 47.0 sq m / 506 sq ft  
Outbuilding Area = 57.6 sq m / 620 sq ft  
Total Area = 304.3 sq m / 3276.0 sq ft

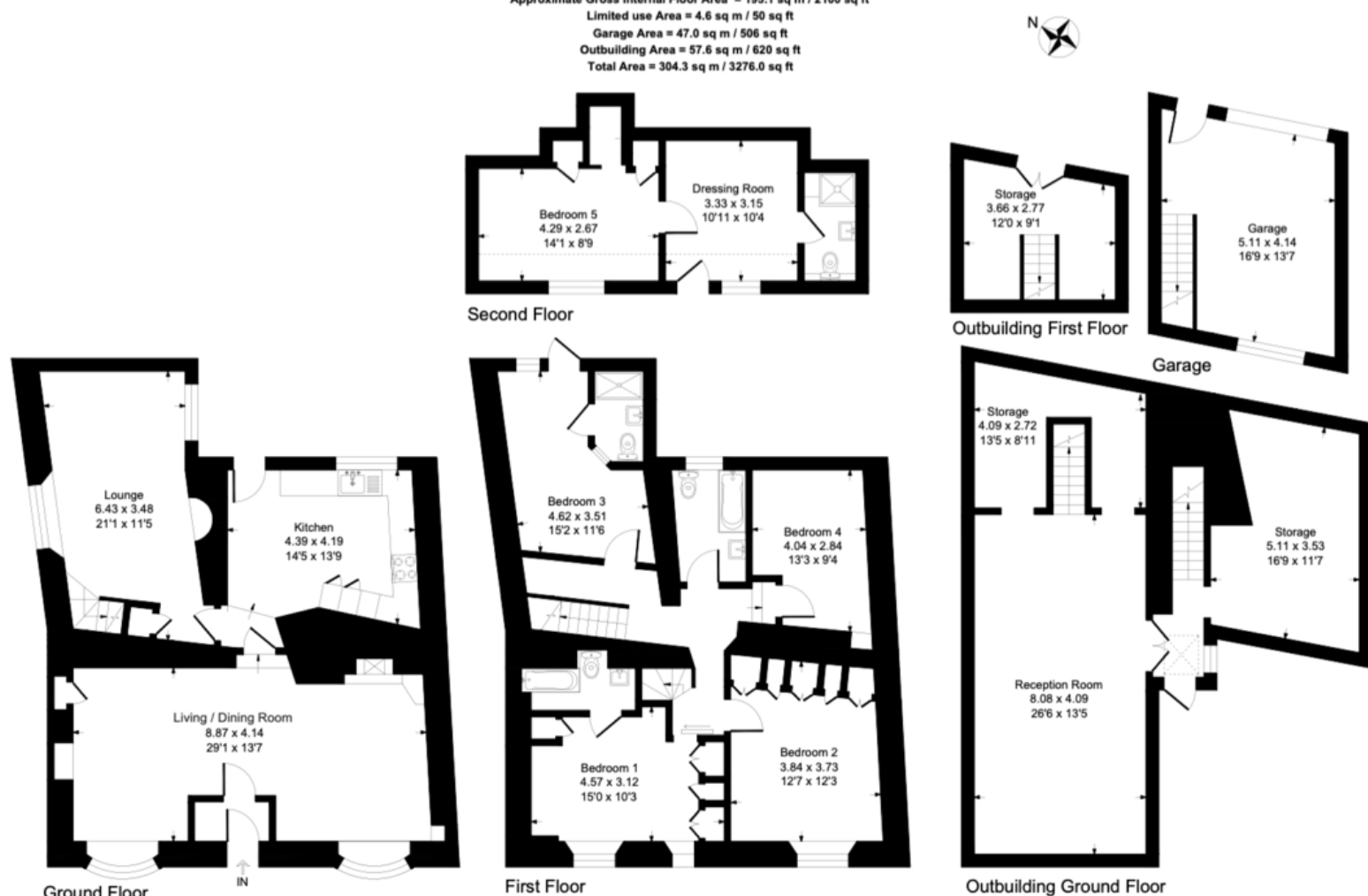


Illustration for identification purposes only, measurements are approximate, not to scale.

All measurements are approximate and are for general guidance purposes only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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