

Honicknowle, Plymouth, Devon

Offers Over: £200,000













Situated within the popular residential area of Honicknowle, this charming and characterful cottage offers a unique opportunity to acquire a home with generous gardens, parking and additional land, all whilst enjoying a wealth of period charm.

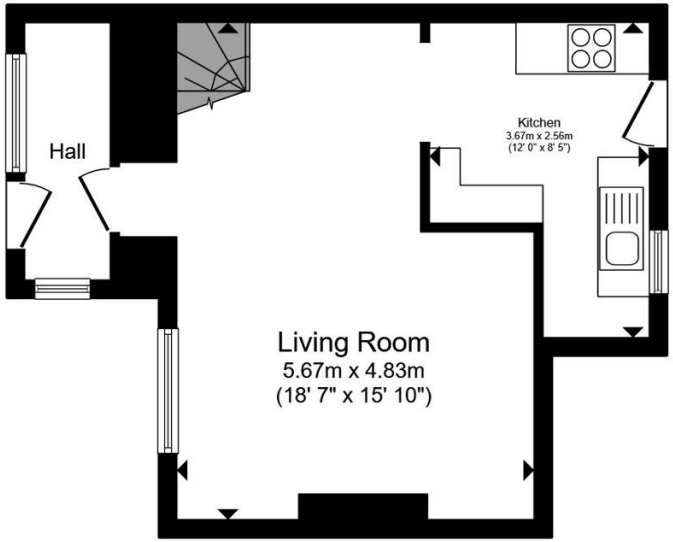
The accommodation briefly comprises an entrance porch leading into an open-plan lounge/diner featuring a cosy log burner, creating a warm and inviting living space. The fitted kitchen is equipped with an electric oven and hob and provides direct access to the rear garden. To the first floor is a double bedroom with access to a versatile dressing room, which could equally serve as a guest bedroom, home office or hobby room, together with a shower room and access to the loft space.

A particularly appealing feature of the property is that it is offered with the benefit of two separate titles. The principal title incorporates the cottage itself, along with a substantial front garden that gently slopes down to a stream, creating an attractive and tranquil setting. To the rear, there is a generous garden complemented by a range of useful outbuildings. Included within the sale on a separate title is a triangular parcel of land incorporating a detached garage and providing valuable off-road parking for two vehicles, with scope for additional parking, subject to any necessary consents.

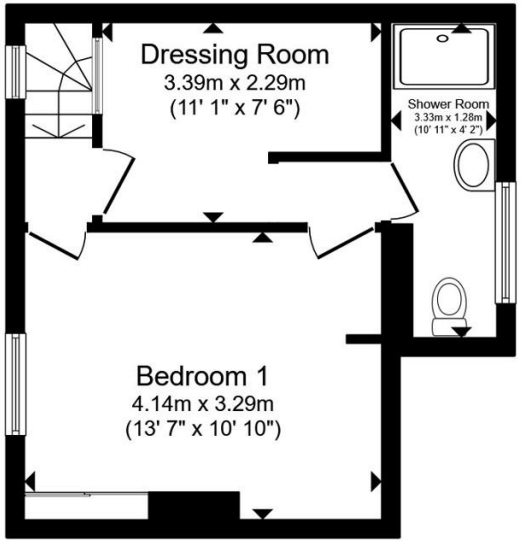
Believed to have originally served as the Foreman's accommodation for the former quarry workings located nearby, the cottage offers an abundance of character, outdoor space and future potential. Further benefits include a new roof installed in 2022, together with a replacement log burner and a full electrical re-wire completed approximately three years ago, providing added peace of mind for prospective purchasers.







Ground Floor



First Floor

Total floor area 63.3 m² (681 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Miller Countrywide





Council Tax Band: **A**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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