



Great Woodford House



# Great Woodford House

Plympton, Plymouth, Devon, PL7 4RP

Plymouth City Centre Approx. 5 miles. Exeter Approx. 40 miles.  
Newquay Approx. 55 miles.

This beautiful Grade II Listed residence is believed to date back to 1733. It has an abundance of charm and period features as well as spacious and versatile accommodation set over three floors. This perfect family home with fantastic self-contained, one-bedroom annexe lends itself to multi-generational living. Sitting in a generous plot of approximately one acre with well-kept private gardens at the end of a quiet cul-de sac it offers the tranquility of the country with the benefits of the city on your doorstep.

- Grade II Listed Farm House
- Kitchen / Breakfast Room
- Study
- Self-Contained One Bedroom Barn Conversion
- Six Bedrooms
- Three Generous Reception Rooms
- Utility Rooms
- Well Kept mature Gardens & Heated Swimming Pool

Guide Price £1,500,000

## LOCATION

Great Woodford House is situated in a well-regarded residential area of Plympton approximately 5m west of Plymouth City centre which is easily accessed on the main bus route a short walk from the house. Local amenities include shops, banks, chemists and a library with supermarkets also in easy reach. Local leisure facilities include a swimming pool, tennis courts, bowling green and sports fields. Excellent primary and secondary schools are within easy walking distance.

Plympton is perfectly located with excellent links to the A38/Devon Expressway and the favourable sunny beaches of the South Hams Coast. Plymouth City centre is approx. 5miles away and is known as The Ocean City, which has one of the most natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent activities for the lovers of the great outdoors. Plymouth itself has a population of over 250,000 and has a full and varied range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.



## ACCOMMODATION

The accommodation is currently utilised as three large reception rooms, two with working feature fireplaces and period shuttered windows. A third with wood burner stove and stone feature wall creates a spacious yet cosy living room. The generous and attractive kitchen/breakfast room boasts a gas-fired Aga and walk-in pantry. The large sunny conservatory overlooks the secluded garden, pool and patio area. Other ground floor benefits include a study, downstairs cloakroom complete with through-floor lift, bathroom, utility room and boot room.

The first-floor landing gives access to six great double bedrooms. The Master bedroom benefits from a walk-in dressing room and five-piece en-suite bathroom. The spacious luxury family bathroom includes a large jacuzzi bath. One bedroom, currently used as a study/craft room is fitted with units proving plentiful storage.

A further staircase leads to storage/attic rooms.

## THE BARN

To the rear of the property is a beautifully converted and well presented, single storey barn conversion - comprising one double bedroom, modern kitchen, living area and shower room. The Barn is currently utilised as a successful Air B&B but would work equally well for family members or guests.

## OUTSIDE

This impressive property sits within a generous plot of approximately one acre. The house is approached via a tarmac drive with ample room for parking a number of vehicles. The well-kept lawns at the front of the property are surrounded by mature shrubs and hedging. A path leads up to a further lawned area and vegetable/fruit garden with greenhouse and storage sheds. A doorway in the stone wall opens into the delightful rear garden complete with heated swimming pool and hot tub. The patio area and conservatory create the perfect space for alfresco dining and entertainment. The adjacent attractive stone barn in the rear garden features a fantastic games room on the first floor with a large storage area at ground level ideal for bikes and other outdoor equipment.

## DIRECTIONS

SAT NAV – Follow postcode: PL7 4RP

Great Woodford House can be found on your left at the top of the drive.



