

Quarry Cottage, Back Lane

STAGS







Quarry Cottage, Back Lane

Plympton St. Maurice, Plymouth, , PL7 1TH

• Plymouth City Centre 5.5 miles • Derriford Hospital 5.9 miles • Exeter Airport 44.4 miles

Occupying a discreet and elevated position, Quarry Cottage is an impressive detached residence offering expansive and highly versatile accommodation surrounded by beautiful gardens and mature private woodland

- Impressive Detached Residence
- Generous Plot extending to Circa 3.05 acres
- Versatile Accommodation of Generous Proportions
- Freehold
- Elevated and Secluded Position
- Sweeping Driveway with Ample Parking and Detached Garage
- Mature Deciduous Woodland
- Council Tax Band E

Guide Price £1,450,000

Stags Plymouth

Plymhouse, 3 Longbridge Road, Plymouth, PL6 8LT

01752 223933 | plymouth@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

STAGS

@StagsProperty

SITUATION

Occupying a discreet and elevated position within the sought-after Plympton St Maurice, Quarry Cottage enjoys a rare combination of privacy and accessibility. Set amidst mature gardens and deciduous woodland on the edge of this highly regarded conservation area, the property offers a superb level of seclusion. The centre of Plympton is only a short walk away and offers an excellent selection of shops, supermarkets, cafes, pubs and everyday services, together with well-regarded schools and recreational facilities. Plymouth city centre is readily accessible, whilst the nearby A38 Devon Expressway provides excellent connections to Exeter airport, Cornwall and the wider region whilst offering immediate access to the surrounding Devon countryside. The nearby Plym Valley, Dartmoor National Park and South Hams coastline provide outstanding opportunities for walking, riding and outdoor pursuits, making this an exceptional setting for those seeking a rural country house feel without sacrificing convenience.

DESCRIPTION

Hidden within beautifully established grounds and bordered by mature woodland extending to approximately three acres, Quarry Cottage is an impressive, detached residence offering expansive and highly versatile accommodation exceeding 4,200 sq ft. Extensively enlarged and comprehensively remodelled by the current owners in 2006, the property now affords considerable architectural character with attractive chalet-style elevations, extensive Velfac glazing that floods the interior with natural light, and a striking tiled roof. A long private driveway sweeps through the grounds, arriving at the house before continuing to a detached double garage and additional outbuildings. Occupying an elevated hillside position, the property enjoys delightful views through the trees and across the village and green valley beyond. Expansive lawns and mature planting create a verdant, parkland-like setting, while the remarkable sense of privacy and seclusion can only truly be appreciated through a personal visit.

ACCOMODATION

A welcoming entrance hall with cloakroom and wraparound staircase provides access to the principal reception rooms. The bright triple-aspect living room features French doors opening onto the terrace and a multi-fuel burner set within a slate fireplace. Open plan to the living room, the kitchen is fitted with granite worktops, integrated appliances and solid maple flooring, creating an ideal space for everyday family life and entertaining. A utility room and boot room are positioned off the kitchen with access to the rear garden. Beyond the study, the hallway leads to a generous dining room with French doors to the exterior, while the extended wing incorporates a further home office and an impressive formal sitting room extending to over 25 feet. This outstanding space enjoys oak flooring, an inset wood burner and extensive architectural glazing overlooking the gardens. Stairs descend to a versatile lower ground floor games room with en suite facilities and direct access to a private terrace and garden, offering potential as a guest suite or ancillary accommodation.

On the first floor are six bedrooms, three of which benefit from en suite facilities, together with a family bathroom. The generous principal bedroom enjoys a Juliet balcony overlooking the gardens and large built in wardrobes. the principal en-suite offers a luxurious spa-bath and steam shower. All bath and shower rooms are finished with quality fittings and extensive tiling.













OUTSIDE

Approached via a long private driveway, Quarry Cottage enjoys a wonderful sense of arrival with the sweeping driveway rising through the grounds before continuing around the house to the detached double garage and a range of useful outbuildings. The property is surrounded by established lawns and mature planted borders, with further level areas of garden extending to the side, including a pond, greenhouse and garden sheds. The majority of the land lies to the rear of the house, where the original quarry has evolved into a beautiful area of mature deciduous woodland, creating a unique natural environment that supports an abundance of wildlife. Extending to circa 3.05 acres in total, the grounds are bounded by open fields to the rear and occupy an elevated hillside position, enjoying delightful south-easterly views across the village and surrounding valley. With a variety of terraces, lawns and sheltered garden areas to enjoy sunshine throughout the day. The grounds provide an exceptional setting for outdoor living and offer a rare combination of privacy and a rural lifestyle without compromise on accessibility.

SERVICES

The property enjoys all Mains Services and is warmed by Gas Fired Central heating and Wood-burning stoves. Underfloor heating features in the fromal sitting room, home office and Games room with the rest fo the property supplied by radiators. Superfast broadband and good mobile voice/data service is available through all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

A NOTE FROM THE VENDORS

During our 26 years at Quarry Cottage, we have had the great pleasure of watching our family grow and flourish. The gardens and woodland have always been an important part of life, offering space for family and friends to relax, explore and enjoy the changing seasons. We have particularly valued the secluded, elevated position, which provides a wonderful sense of privacy while keeping the village within easy reach. Sharing the grounds with visiting wildlife; including pheasants, deer, parakeets and buzzards, has been a constant source of delight.

Sadly, the time has come for us to move on. We will leave with many fond memories and sincerely hope that the next owners will enjoy Quarry Cottage, its grounds and its unique setting every bit as much as we have.

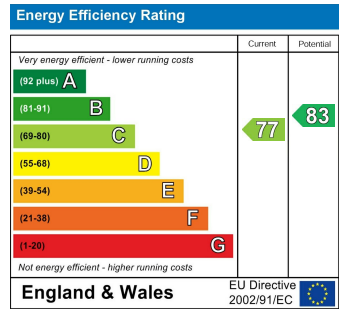
Approximate Gross Internal Area 4203 sq ft - 391 sq m
(Excluding Garage & Outbuilding)
Lower Ground Floor Area 507 sq ft – 47 sq m
Ground Floor Area 2020 sq ft – 188 sq m
First Floor Area 1676 sq ft – 156 sq m
Garage/Outbuilding Area 602 sq ft – 56 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

STAGS



STAGS

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.










STAGS