



For Sale

31 Western Road, Ivybridge

Offers Over £300,000

 **3**

 **1**

 **2**

 **1013 sq ft**

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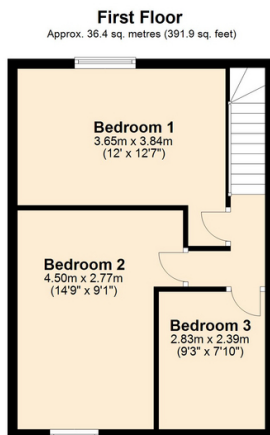
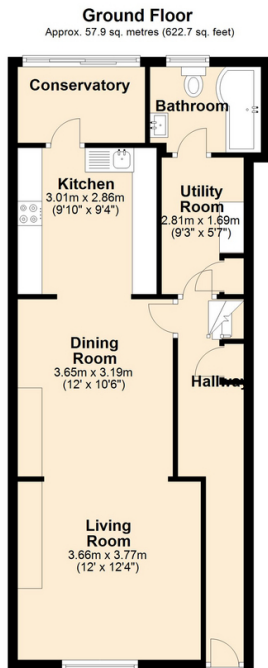
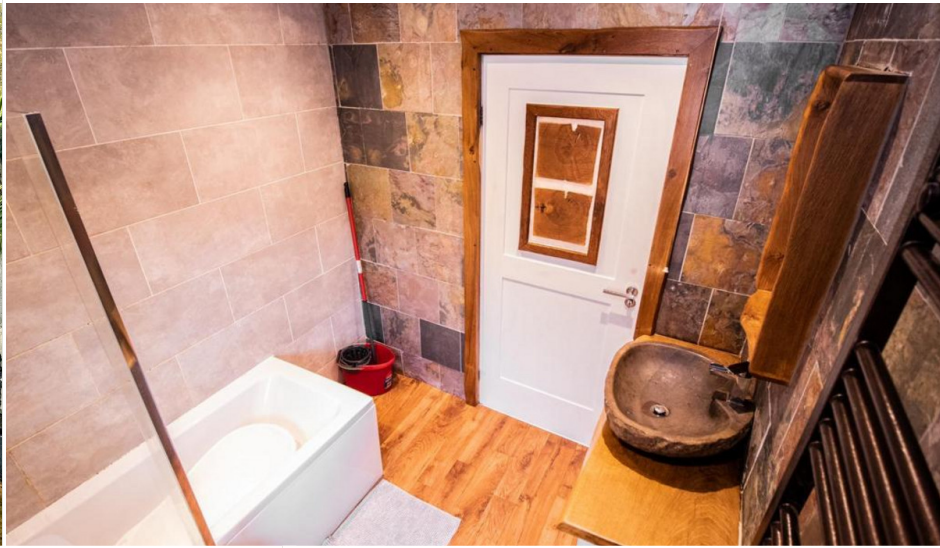


This lovely 3 double bedroom cottage is ideal for those looking for a family home in a great location, but the biggest benefit is the workshop/garage at nearly 800 sqft it's the same space as the average 3 bed house.

This property is a credit to the current owners, having been refurbished pretty much throughout, the moment you walk into the living room you can see the individual touches of craftsmanship, with handmade oak windowsills and skirting boards, beautifully finished door architraves. A lot of love and effort has been put into this property. The theme is continued through to the bathroom with handmade units giving the property a feeling of complete individuality.

But this is just the half of it. A hidden gem is located in the rear garden. At the end of the garden sits a large workshop/garage. Currently used as a carpentry workshop, previously it was used by a mechanic restoring cars, it could even be converted into an annexe subject to the relevant planning. The building itself is 786 sqft, to put that into context, its the size of a standard 3 bedroom house.

The property itself comprises of a good-sized open plan living room, dining room, fitted kitchen, conservatory and utility room. The bathroom is on the ground floor however this does mean the bedrooms on the first floor are all of a good size.



Total area: approx. 94.3 sq. metres (1014.6 sq. feet)

- Beautifully Finished 3 Bed Cottage
- 786 sqft Garage/Workshop
- Exposed Stone Fireplaces
- Enclosed Rear Landscaped Garden
- Stunning Bathroom Suite
- Popular Location
- Options on the Garage Subject to Planning
- PVCu Double Glazing and G/C/H
- EPC Rating - C

