Julian Marks
ESTATE AGENTS
PEOPLE, PASSION AND SERVICE



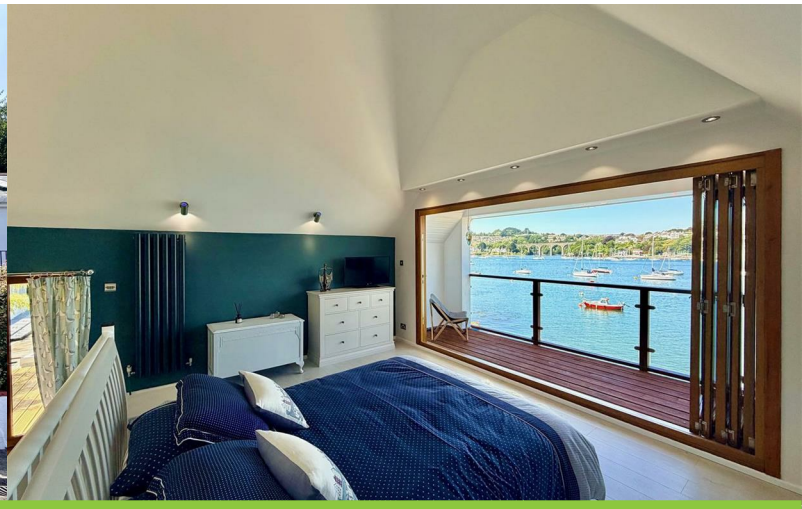
Ash Cottage, 900 Wolseley Road

Saltash Passage, Plymouth, PL5 1LA

£550,000

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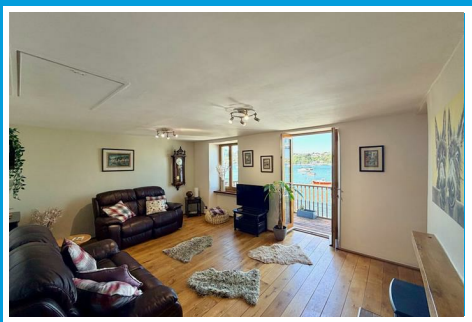


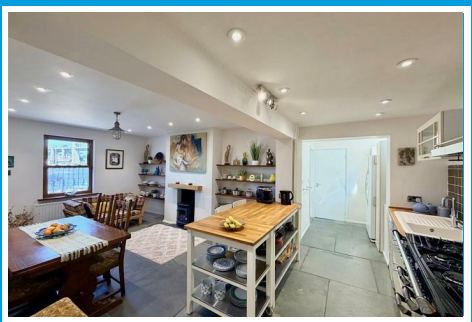
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WOLSELEY ROAD, PLYMOUTH, PL5 1LA

SUMMARY

A truly exceptional riverside cottage with panoramic Tamar views occupying one of the most enviable waterfront positions along the bank of the River Tamar. This superb semi-detached cottages presents a rare opportunity to acquire a home of remarkable character, beauty and lifestyle appeal. The setting is nothing short of spectacular. The property has been beautifully maintained and sympathetically enhanced by its current owners. The accommodation effortlessly combines timeless period charm with comfortable contemporary living. Every aspect of the home has been carefully considered to maximise its extraordinary waterside potential creating light-filled interiors that embrace the ever changing river views throughout the seasons. For boating enthusiasts, paddle-boarders, kayakers or anyone with a passion for life on the water, this is a truly exceptional opportunity. Beyond its outstanding location each front-facing window frames a picture perfect view of the river, rarely do properties of this calibre and position become available.

ACCOMMODATION

Wood-effect uPVC stable door opening into the porch.

ENTRANCE PORCH

6'5 x 3'7 (1.96m x 1.09m)

A triple aspect porch enjoying delightful views across the River Tamar. Slate flooring. Glazed wooden door opening into the entrance hall.

ENTRANCE HALL

Providing access to the accommodation. Under-stairs full-height storage cupboard.

KITCHEN

22'9 x 6'7 at widest points (6.93m x 2.01m at widest points)

Fitted with a selection of matching Shaker-style wooden and glazed wall and base units. Ceramic one-&-a-half bowl Belfast sink and drainer with a mixer tap. Beautiful cream and black 6-burner gas Rangemaster cooker with a double oven and grill and a stainless-steel extractor hood. Free-standing American-style fridge-freezer. Free-standing dishwasher. Full-height larder/pantry storage cupboard. Wall-mounted radiator. Slate flooring. Inset ceiling spotlights.

The owners are including the appliances listed along with a moveable oak and stainless-steel Butcher block-type central island unit with bar stools. Staircase leading to first floor.

DINING ROOM

15' x 11'8 into square archway (4.57m x 3.56m into square archway)

Feature fireplace with Worcester wood burner and Iroka recessed wood shelving to either side. Inset ceiling spotlights. Slate flooring. Wood-effect uPVC double-glazed sash window to the front elevation providing incredible views over the River Tamar.

DOWNSTAIRS CLOAKROOM/WC

5'5 x 2'3 (1.65m x 0.69m)

Fitted with a pedestal sink with a vanity unit beneath and wc.

BEDROOM TWO

15'5 x 14'2 (4.70m x 4.32m)

2 wood-effect uPVC double-glazed sash windows to the front elevation. French oak recessed shelving to the side of an ornamental slate fireplace. French farmhouse solid oak flooring. Doorway leading to the ensuite shower room.

ENSUITE SHOWER ROOM

10'1 x 5'7 (3.07m x 1.70m)

Comprising a walk-in shower, pedestal sink and wc. Towel rail/radiator. Inset ceiling spotlights.

FIRST FLOOR LANDING

Providing access to the first floor accommodation.

BEDROOM THREE

14'9 x 11'9 (4.50m x 3.58m)

Wood-effect uPVC double-glazed sash window providing a spectacular outlook across the River Tamar towards Saltash and the rolling countryside beyond. Ornamental fireplace. Fitted wash hand basin. Decorative wall panelling. Door leading through to the ensuite shower room.

ENSUITE SHOWER ROOM

4'9 x 3'5 (1.45m x 1.04m)

Comprising a shower, low level wc and wash hand basin. Inset ceiling spotlights. uPVC obscured double-glazed window to the side elevation.

LIVING ROOM

18'5 x 14'9 (5.61m x 4.50m)

2 steps lead down in the living room. Solid wood French doors opening onto a full-length timber balcony to the front elevation creating a spectacular setting to enjoy the panoramic views across the River Tamar, Saltash, East Cornwall and the iconic Tamar Bridge. Solid wood French-style window to the front elevation floods the room with natural light, making the most of the waterfront outlook. Character fireplace with a Worcester wood burning stove set onto a stone hearth. French farmhouse solid oak flooring Doorway leading through to the study space.

STUDY SPACE

24'3 x 5'8 (7.39m x 1.73m)

Offering an ideal peaceful environment for remote working or alternatively has the potential for a variety of other uses. Large height double door airing cupboard with shelving providing excellent storage and housing the modern Worcester gas boiler. 2 obscured glazed windows to the rear elevation. Wood-effect uPVC double-glazed French doors opening onto a raised decked sun terrace. Second staircase ascending to the top floor.

SIDE DECKED TERRACE
21' x 15'7 (6.40m x 4.75m)
Surrounded by attractive planted flower beds providing a delightful outdoor space enjoying the outlook across the river. Great for social gatherings/entertaining with family and friends.

SECOND FLOOR LANDING
11' x 5'2 (3.35m x 1.57m)
Doors providing room to the second floor accommodation.

BEDROOM ONE
16 x 11'5 (4.88m x 3.48m)
Full-height 'wow' factor vaulted ceiling. Full-width solid wood bi-folding doors with fitted blinds to the front elevation providing outstanding views over the river opening onto a wooden enclosed full-width enclosed decked balcony. Inset ceiling spotlights. Feature port hole window to the rear elevation. Doorway opening to the ensuite shower room.

ENSUITE SHOWER ROOM
5'8 x 5'2 (1.73m x 1.57m)
Comprising a corner shower, vanity unit with high-gloss quartz top, sink with a chrome mixer tap and a low level wc. Illuminated mirror. Electric chrome towel rail/radiator. Tiled floor. Under-floor heating. Further port hole opening window to the side elevation.

BALCONY
24' x 4'5 (7.32m x 1.35m)
Glass and wood frame balustrade. Lighting. Providing an ideal, quiet sheltered place to sit for morning coffee and enjoy what the property is all about- the incredible views.

GARAGE
19'4 x 15'4 at widest points (5.89m x 4.67m at widest points)
An extremely sizeable garage. Power and lighting. Plumbing. Featuring a utility area and work shop.

OUTSIDE
To the front there is a brick-paved pathway leading through a gate to an enclosed pebble area with pretty planted flower beds, shrubs and trees and an under-balcony double swing overlooking the river providing a perfect place to sit with drinks in the evening. There is a small driveway and access to the integral garage.

COUNCIL TAX
Plymouth City Council
Council tax band D

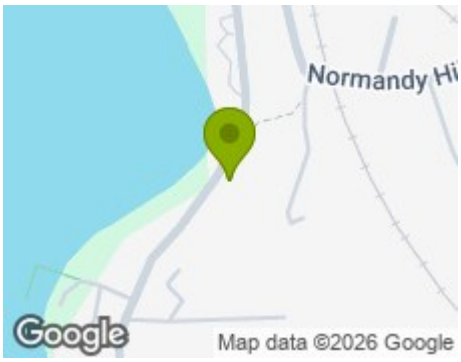








Road Map



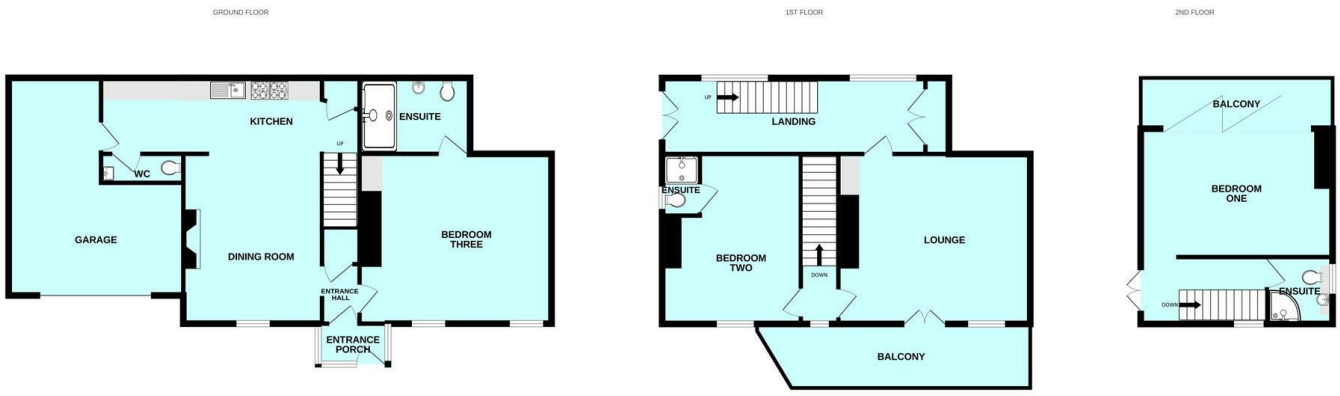
Hybrid Map



Terrain Map



Floor Plan

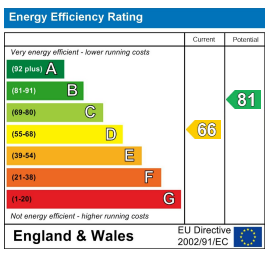


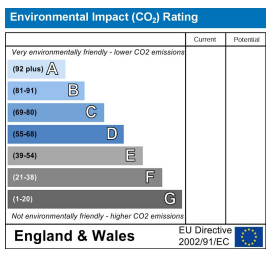
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Viewing

Please contact our Plymstock Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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