



1 Rose Cottage





# 1 Rose Cottage, Old Warleigh Lane

Tamerton Foliot, Plymouth, Devon, PL5 4NE

Plymouth City Centre 6 miles. A38 dual carriageway 3 miles. Dartmoor National Park 5 miles.

A delightful, recently refurbished, spacious three-bedroom cottage situated in the sought-after village of Tamerton Foliot.

- Well Presented – Versatile Accommodation
- Kitchen with Garden Access
- Three Double Bedrooms
- En-suite bathroom to Master Bedroom
- Council Tax Band E
- Three Reception Rooms
- Downstairs Cloakroom
- Jack 'n' Jill First Floor Shower Room
- Pretty Front & Rear Garden
- Freehold

## Offers In Excess Of £375,000

Tamerton Foliot is a pretty village within a historical and beautiful conservation area surrounded by countryside, on the outskirts of Plymouth. Regular bus routes give access to the city, surrounding areas and Derriford Hospital. The A38 is also easily accessible for commuting further afield. Dartmoor National Park is approx. five miles away and provides fantastic recreational activities for lovers of the great outdoors. Tamerton Foliot offers great walks along the well-known beauty spot of 'Tamerton Creek', whilst Cann and Whiteleigh woods also provide beautiful, picturesque walking opportunities. The village is served by its own amenities including post office, shops, pubs and the popular, highly regarded Mary Dean's Primary School. Plymouth itself has a varied range of shopping, educational and sporting facilities. There is a direct mainline train service to London Paddington. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.

This well presented, charming home comprises versatile ground floor living accommodation with two reception rooms, kitchen, dining room and downstairs cloak room. The first-floor landing gives access to two bedrooms, which are joined by a Jack 'n' Jill shower room and a further master bedroom which boasts an attractive, generously sized En-suite bathroom. External benefits include enclosed front and rear gardens.

Mains Electric, Gas, Water and Drainage.

Based on the latest data to Ofcom BT Fibre Broadband & mobile coverage from EE, O2, Three & Vodafone are available at the property.









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.

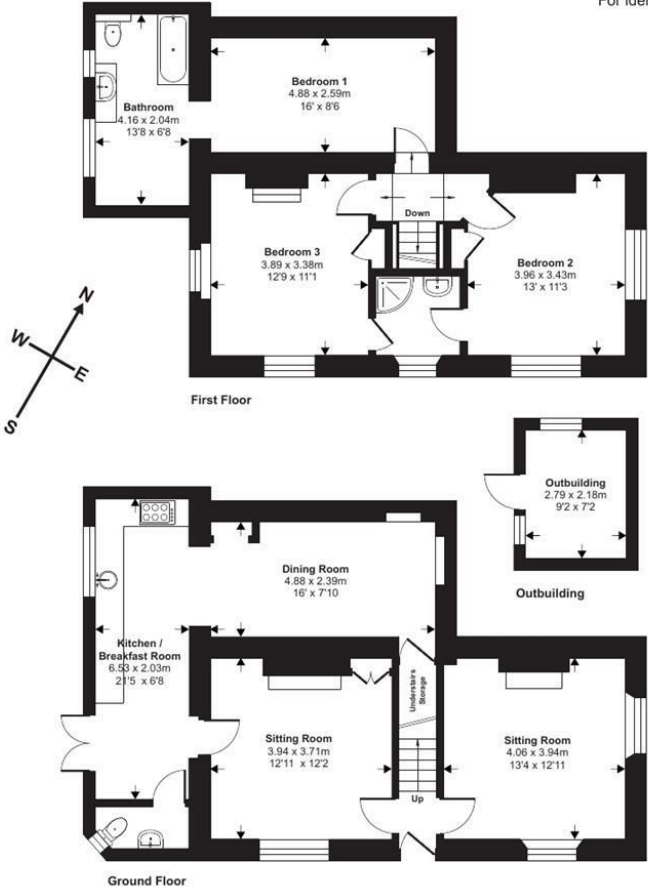


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Area = 1387 sq ft / 128.9 sq m  
Outbuilding = 66 sq ft / 6.1 sq m  
Total = 1453 sq ft / 135 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Stags. REF: 1370308



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