



FISHERMAN'S COTTAGE, THE BARBICAN

PLYMOUTH, PL1 2NB

**ATWELL
MARTIN**
ESTATE AGENTS



Fisherman's Cottage, The Barbican, Plymouth PL1 2NB & PL1 2NA

- Period Cottage
- Private Gardens
- One Double Bedroom
- Open Plan Kitchen/Dining Room
- Separate lounge room
- Modern Bathroom
- Generous Private, Off Road Parking
- Storage
- Barbican Location
- No Onward Chain

THE MYSTERIOUS, MUCH-DESIRED FISHERMAN'S COTTAGE IS NOW ON THE MARKET.

Unique FREEHOLD pied-à-terre – ideal for the serious offshore sailor - ample room for wet sails; or London visitors to the Barbican; students or bachelor; great holiday-let or home.

LOCATION - THE BARBICAN

Nestled behind New Street, one of the oldest streets on the sought-after Barbican, Plymouth, and just a minute's level walk from local pub life and the ancient port, the Fisherman's Cottage is hidden and quiet.

Walk to

- National Marine Aquarium;
- Mayflower Steps from where the Pilgrim Fathers left for America in 1620;
- Pubs, bars, restaurants and boutiques;
- City centre including Drake Circus shopping complex and the
- Nationally renowned Theatre Royal.

The A38 trunk road, only 3.5 miles away, links Cornwall to the M5 motorway at Exeter and the rest of the south west peninsula. Water taxis link the Barbican to Mount Batten and to the Royal William Yard. The Royal William Yard is home to local and national traders.





DESCRIPTION

This delightful cottage has been renovated by the best, local Cornwall craftsmen, with beautiful finishes, using only quality materials throughout.

PRIVATE PARKING FOR TWO CARS - From the private parking area, with its own separate title, the little iron gate opens to the cottage's next unique feature – its own

PRIVATE, WALLED GARDEN - paved, with shed and mature shrubs. Through the glazed mock stable-door, and once snugly inside from the garden, the bright natural light of the cottage is evident.

The ground level of the cottage shows off its bespoke solid oak kitchen, with solid stone tops and the best fixtures and finishes. The kitchen enjoys a window servery to the garden, soft close drawers and cupboards; a built-in fridge and dishwasher, full-sized electric oven and stove with gas hotplates plus a handy pull down table. The fully tiled ground floor walk-in shower room includes a square hand-basin, recessed shower and low-level w/c- bidet plus extractor fan to the exterior.

The one-time chimney alcoves on both ground and first levels are ideal for display – or a mock wood stove.

The solid oak staircase and oak-floored lounge room benefit from the extra natural light from the windows of both upper levels.

The second floor double bedroom, with large window above the garden, also has solid oak flooring and exposed beams. It makes good use of space, enjoying timber bespoke built-in sliding double wardrobes with shelf & hanging space and overhead storage space.

The cottage itself is NOT listed- giving it further architectural possibilities.

TENURE & SERVICES

Tenure – Freehold

Services – Mains electricity, water, gas & drainage

EPC – E

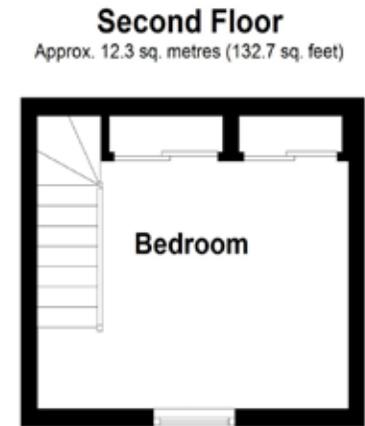
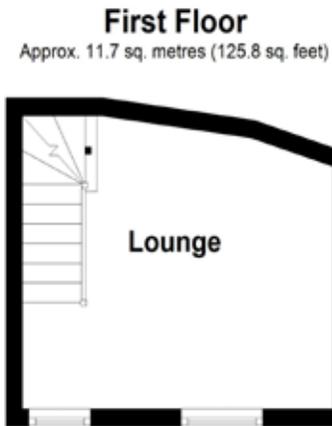
Council Tax band - A

PRICE - £150,000 Offers in excess of.

Viewing - Viewing of this property can be arranged through Atwell Martin and is strictly by appointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	55
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 35.7 sq. metres (384.4 sq. feet)
New Street, The Barbican

Meet the Sales Team



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