



Battershill House Arcadia Road, Elburton PL9 8EG

welcome to

Battershill House Arcadia Road, Elburton

Stunning Grade II listed character home in the heart of Elburton.

Flexible 3/4 bedroom layout, modern kitchen with Rangemaster and conservatory.

Two south-facing gardens, parking and excellent condition throughout.



Lounge

Front entrance to the property.
Gas fire, stairs to the first floor landing, door access to the kitchen and conservatory.

Kitchen

Rangemaster cooker and hob, Belfast sink, single glazed windows to the front and side elevation, storage cupboards and space for appliances. Door access to the utility room.

Utility

Space for appliances, window to the side elevation and door access to the private courtyard garden.

W/C

Vanity sink, radiator, w/c, double glazed window to the rear.

Conservatory.

Double glazed windows, patio doors to the garden and a radiator.

First Floor Landing

Access to bedroom 1,2,3 and bathroom. Loft hatch.

Bedroom 1

Single glazed window to the rear and a radiator.

Bedroom 2

Single glazed window to the front and a radiator.

Bedroom 3

Single glazed window to the side elevation, radiator and storage cupboard.

Bathroom

Obscure double glazing to the side elevation, wc, vanity sink, Jacuzzi bath with over head shower and an extractor fan.

Bedroom 4/ Garden Room

Double glazing to the front and side elevations, patio doors, w/c, sink and shower.

Private Courtyard Garden

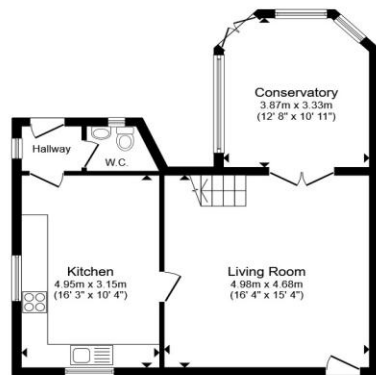
Stone slabs, pond and lawn.

Rear Garden

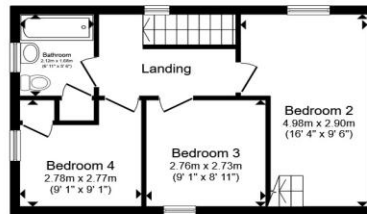
Stone slabbed patio, lawn.

Parking

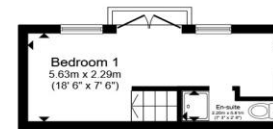
Space for 3 cars.



Ground Floor



First Floor



Second Floor

Total floor area 108.6 m² (1,169 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Battershill House Arcadia Road, Elburton

- Grade II Listed character home
- 3/4 bedrooms with flexible layout
- Two south-facing rear gardens
- Modern kitchen with Rangemaster cooker & hob
- Conservatory and Downstairs W/C

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: C

offers over

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PYP104638 - 0007

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