

# INIGO



## *Fursdon House*

PLYMOUTH, DEVON

£1,195,000 FREEHOLD

This impressive Grade II-listed six-bedroom farmhouse sits in a secluded 1.6 acre plot in the Derriford area of Plymouth, overlooking the Bircham Valley Local Nature Reserve. Originally built in the 17th century, the home has seen a series of extensions that have resulted in an exceedingly generous footprint of over 5,000 sq ft. Slate roofs, a rendered exterior and sash windows define its profile, while internally, a delightful array of architectural details are on display, from rustic flagstone floors and exposed rubble walls to proud fireplaces and generous Georgian proportions.

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### *Setting The Scene*

A house steeped in architectural history, the original farmhouse was constructed in the 1600s and was significantly extended in the 18th and 19th centuries. It was once the abode of renowned Victorian botanist, Thomas Briggs, who planted an array of unique species of trees on the land and created the very first *Pyrus cordata*, or Plymouth Pear tree, one of Britain's rarest trees. In recent times the house has been respectfully revitalised, retaining period details and charm in abundance. It stands today as a home of varied but equally wonderful architectural styles in a beautifully serene setting.

### *The Grand Tour*

Fursdon House emerges at the end of a tree-canopied driveway. The formal entrance, an imposing timber panelled door on the west elevation, opens to a spacious tiled entrance hallway with intricately detailed six-panel timber doors on either side, gloriously framed by deep architraves.

On to the right is the drawing room, a well-proportioned square room adorned by two six-over-six sash windows with painted timber shutters. Cornices tower over wooden floors and a cast-iron backed fireplace, which lends a suitable focal point in the winter.

To the left, a further reception room, currently the playroom, is in much the same style but with the delightful addition of a chamfered and curved recess to the sash window. An open fire here is beautifully surrounded by marble.

A rustic sitting room sits alongside, occupying the corner with dual-aspect views across the gardens. A dominant exposed stone fireplace with a wood-burning stove takes centre stage and broad exposed timbers, oak floors and timber panelling further enhance the period ambiance. Double doors provide direct access to the garden.

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In the rear wing is the open-plan kitchen/dining room. At the dining end, thick undulating white walls and flagstone floors instil a sturdy farmhouse feel. A wood-burning stove provides extra warmth in the colder nights and seasons. Painted timber beams, parquet floors, timber panelling and window seats all add to the rustic charm at the kitchen end. A large island and breakfast bar with expansive granite top sits centrally with a range of units and appliances surrounding the perimeter offering plentiful storage. Off the kitchen is a convenient boot room adjacent to the second staircase.

Back along the hallway, towards the southern end of the ground floor and past the downstairs cloakroom, is a tremendously sized utility room. From the hallway, the main stairs pass a 17th-century chamfered granite arch from a former doorway on the way up to the spacious and light-filled landing flanked on one side with an abundance of eaves storage.

In this part of the house, four generously sized bedrooms sit side-by-side along the west-facing elevation, all with the same period details as the rooms below. Each also receives copious natural light from expansive windows. The principal bedroom has its own dressing area and is situated next to the main bathroom, which has modern fittings in a traditional style. A floor-to-ceiling window captures views across the grounds and a nature reserve beyond.

There is a smart shower room at one end of the landing. On the other side is a rear wing, where there are two further bedrooms and a third bathroom. Here, a second staircase leads back down to the kitchen, creating a wonderfully circular, cohesive feel.

### *The Great Outdoors*

To the front of the house is a paved and gravelled terrace, partially covered by a timber-framed lean-to canopy, perfect for sitting out and enjoying the spectacular views over the valley and nature reserve. At the rear, a more sheltered courtyard is positioned conveniently to enjoy the early morning sun. An array of trees, shrubs and flora established across the 1.6 acre grounds accentuate the seclusion and tranquility of the location.



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A private driveway enters from the north and leads to space for parking at the front of the house. There is further vehicle access at the rear, where the current owners have erected a slate roofed, timber-clad double garage and car port alongside a graveled parking area. The road continues round to the back gates allowing access to a further double garage/outbuilding and a disused barn with valid planning permission to convert to a separate dwelling (planning permission can be found here: [23/01187/FUL](#)).

### *Out and About*

Fursdon House is situated in the Derriford area in the north of Plymouth, within easy reach of everyday amenities, including local shops, supermarkets, Derriford Hospital and Plymouth University.

Plymouth is a vibrant city with an identity tied to its maritime roots. Tinside Lido is a spectacular 1930s art deco lido in a unique circular structure, overlooking the Plymouth Sound with Plymouth Hoe and Smeaton's Tower raised above. Further local attractions including Theatre Royal Plymouth, the National Trust house Saltram and the golden sands of Bovisand Beach.

Immediately adjacent to the house is access to scenic walks and cycle tracks along the Birchem Valley Local Nature Reserve. The nearby coastline also has countless walks and hikes with excellent views, while Dartmoor National Park is just over a 10-minute drive away.

The city is home to several excellent schools, including Devonport High School for Boys and the independently run Plymouth College and King's School.

Transport links to the surrounding areas and beyond include a direct train to London Paddington from Plymouth train station. Exeter is about an hour by car along the A38, which continues via the M5 to Bristol and Bath.

Council Tax Band: F

# INIGO



## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.