



Pear Tree House, 50 Blunts Lane, Derriford, Plymouth, Devon, PL6 8BE

Guide Price £600,000



Pear Tree House is a unique barn style property, built in 2005. It is situated in a small, quiet, cul-de-sac, an oasis which backs onto Bircham Valley Nature Reserve. It is full of natural light and offers elegant accommodation configured over two floors. The well-presented accommodation comprises a welcoming reception hall, with a beautiful staircase leading to the galleried landing. Doors will lead you to the stunning and well-appointed kitchen diner, which in turn sweeps around to the impressive living space. Both the dining area and sitting room have high quality patio doors leading on to a patio, overlooking the garden and nature reserve beyond. The sitting room has a vaulted ceiling featuring two remote controlled skylights and an opening to the large office/study, again with patio doors to the garden. There is also a useful cloak room on this level. On the first floor is a bright and airy galleried landing overlooking the sitting room, four generous sized double bedrooms, with the master bedroom having an en-suite bathroom. Bedroom two/guest room has an en-suite shower room. There is a well-appointed family bathroom with separate shower enclosure and a bath. All the improvements to the house have been done to the highest standards.

A gate leads into the development and this property has off-road parking for three vehicles plus the added benefit of a larger than average garage.

One of the most important features of the property is the beautiful rear garden, with a porcelain patio, where you can sit, relax and enjoy the garden, nature reserve beyond and the abundance of wildlife. The sweeping lawn draws you to a gate with access to the nature reserve. The lawn is flanked by well stocked flower beds, borders, fruit trees, including a Plymouth Pear Tree, mature trees and a garden shed, all enclosed by a badger proof fence.

The house is within short walking distance of Derriford and Nuffield Hospitals and has good connections with the City Centre; Dartmoor; Tavistock; South Devon and South and East Cornwall.

We would recommend an early viewing to appreciate this fine home situated in a superb location.

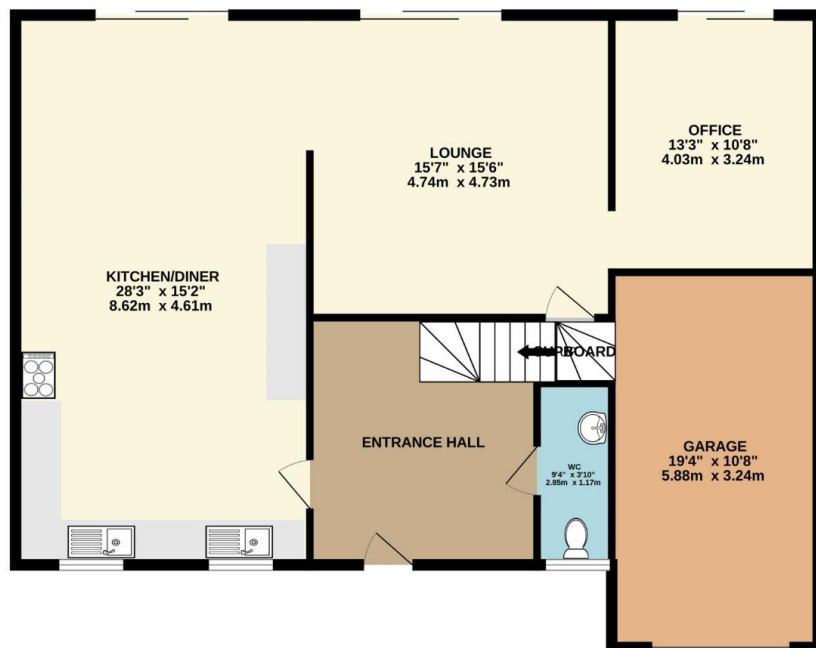
Agents Note: there is a septic tank which is shared between three properties and is emptied once a year.



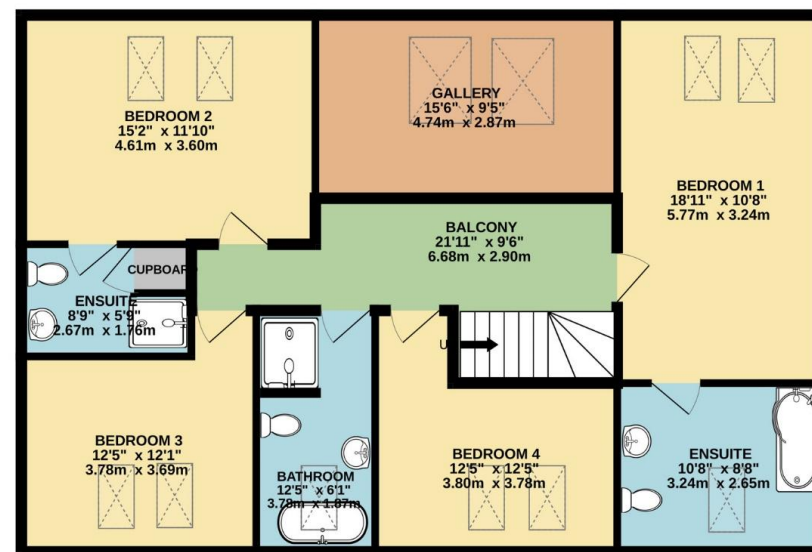
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



GROUND FLOOR
1213 sq.ft. (112.7 sq.m.) approx.



1ST FLOOR
996 sq.ft. (92.5 sq.m.) approx.



TOTAL FLOOR AREA : 2210 sq.ft. (205.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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