



1 Hollow Hayes, Egguckland, Plymouth, Devon, PL6 5RP





**Price £270,000**



Nestled in the heart of Egguckland, this beautifully presented and inviting cottage is a true gem for the area. Conveniently positioned with local amenities and public green spaces in walking distance such as a Co-Operative store, Prince Maurice Public House and Frogmore Play Park.

You enter the property via a well-kept courtyard area to the front into a welcoming entrance hall where you will find a well-appointed family bathroom featuring a modern three-piece white suite, including panelled bath with an overhead shower and shower, vanity wash hand basin with a storage cupboard below and a low-level WC.

This inviting kitchen and dining space is fitted with a matching range of base and wall-mounted units complemented by wooden worktops. It includes a Belfast-style sink with a mixer tap, integrated appliances such as a fridge, freezer, washing machine, electric oven, and a four-ring gas hob with an extractor hood above. The room also features an understairs pantry/storage cupboard, a double-glazed leaded window overlooking the rear, a radiator, wood-effect tiled flooring, recessed ceiling spotlights, and a door leading to the hall.

The inner hallway has stairs rising to the first-floor landing and a door opening into the lounge.

A charming living room featuring double-glazed leaded windows to the front and side, with an inset window seat. The room boasts a feature open fireplace, a radiator, and original wooden floorboards.



On the first floor there is a spacious double bedroom with a double-glazed leaded window to the side and this room benefits from a luxury ensuite shower room. Also on the first floor you have access to the loft, with loft ladder, light and boarded perfect for extra storage.

The second bedroom is a generously sized double bedroom with a double-glazed leaded window to the rear whilst the third bedroom is also a good-sized room.

Externally to the front, the property is accessed via a shared driveway and a private gate, opening into a delightful, enclosed courtyard area that leads to the main entrance. This space wraps around the front and side of the property, offering a charming and private setting.

The back garden is detached from the house and is situated a short distance along the shared driveway, accessed through a private gate. This thoughtfully designed outdoor space features an artificial lawn enclosed by fencing. Steps lead down to a middle-decked section and a lower garden area, which includes additional artificial lawn, decking, wooden fencing, and raised borders, making it perfect for relaxation or entertaining.

Agents Notes: We're informed the property has joint responsibility for the shared driveway between 1, 2 and 3 Hollow Hayes

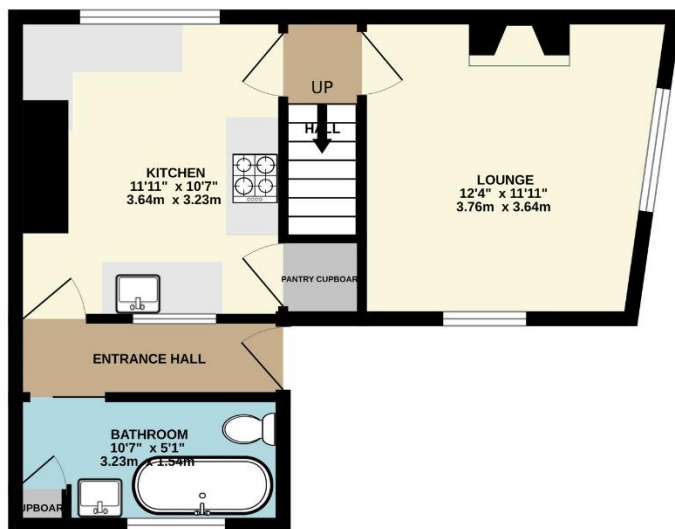
To view this property call Lang Town & Country Estate Agents on **01752 456000**.



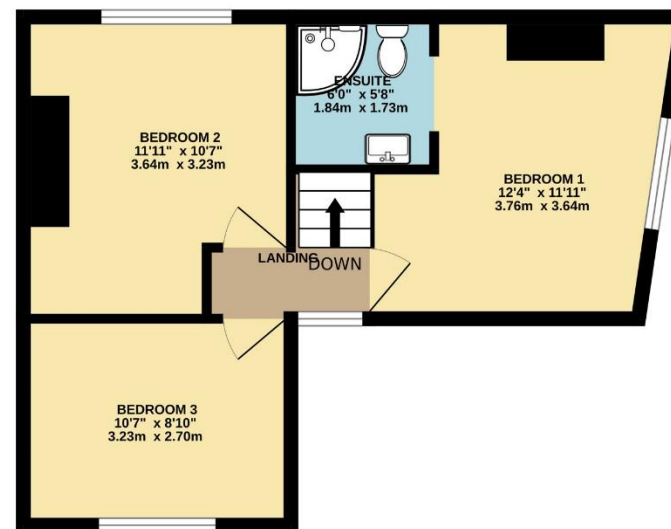




GROUND FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 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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Lang Town & Country  
6 The Broadway  
Plymstock  
Plymouth  
PL9 7AU

Tel: 01752 456000

Email: [plymstock@langtownandcountry.com](mailto:plymstock@langtownandcountry.com)

[www.langtownandcountry.com](http://www.langtownandcountry.com)

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