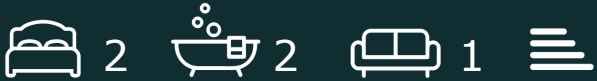




SELL • LET • MANAGE

Eggbuckland Road, Plymouth, PL3 5DQ  
£395,000 Leasehold - Share of Freehold





£395,000

# Eggbuckland Road

Plymouth, PL3 5DQ

- Iconic Grade II Listed Residence
- Two Double Bedrooms
- Private Side Entrance
- Communal Grounds
- Largest Apartment in the Building
- Splendid First Floor Apartment
- Contemporary Style
- Hartley Location
- Aged 55's & Over
- Council Tax Band D

DC Lane are thrilled to showcase this splendid apartment within the iconic Grade II listed building 'The Pearn' set within communal landscaped grounds in the highly sought after area of Hartley within easy reach of local amenities, City Centre and the A38.

The Pearn was constructed in the 1890's and extensively refurbished in 2018 into 10 luxurious apartments respectful of its history but very much with modern qualities. This beautiful building has been carefully and thoughtfully designed with exceptionally high standards to offer luxurious living throughout.

Entrance via the West Wing the original hallway and grand sweeping staircase have been restored and the apartment which is one of the two larger apartments within the building is positioned on the first floor. Entry into the welcoming hallway is breathtaking at the sheer expanse of the space and there are plentiful storage cupboards and a utility room with a washing machine and space for additional appliances if required. The superb open plan living/dining/kitchen features windows on all aspects of the room boasting wonderful views of the landscaped grounds. The modern fitted kitchen has integrated appliances and an island housing more units. This apartment also has the added benefit of additional access to a private external staircase allowing entry into the apartment. The master bedroom is serviced by an impressive en suite shower room and a walk in wardrobe, a further double bedroom and contemporary styled bathroom complete the accommodation boasting natural light throughout.

Surrounding the building are beautiful landscaped gardens for enjoyment and relaxation. There is an allocated parking space and ample parking for visitors. Living in this tastefully presented apartment can only be titled the epitome of luxury City living and is available for aged 55 and over.

This apartment is held on lease for a 999 year term with 993 years remaining and a share of the freehold.



## First Floor

Open Plan Living	27'7" x 19'1" (8.42 x 5.82)
Bedroom One	12'9" x 13'9" (3.90 x 4.20)
En - Suite	8'2" x 6'1" (2.50 x 1.86)
Walk in Wardrobe	4'0" x 7'1" (1.24 x 2.18)
Bedroom Two	10'6" x 11'7" (3.22 x 3.54)
Bathroom	9'11" x 8'2" (3.04 x 2.50)
Utility Cupboard	5'5" x 4'0" (1.66 x 1.24)

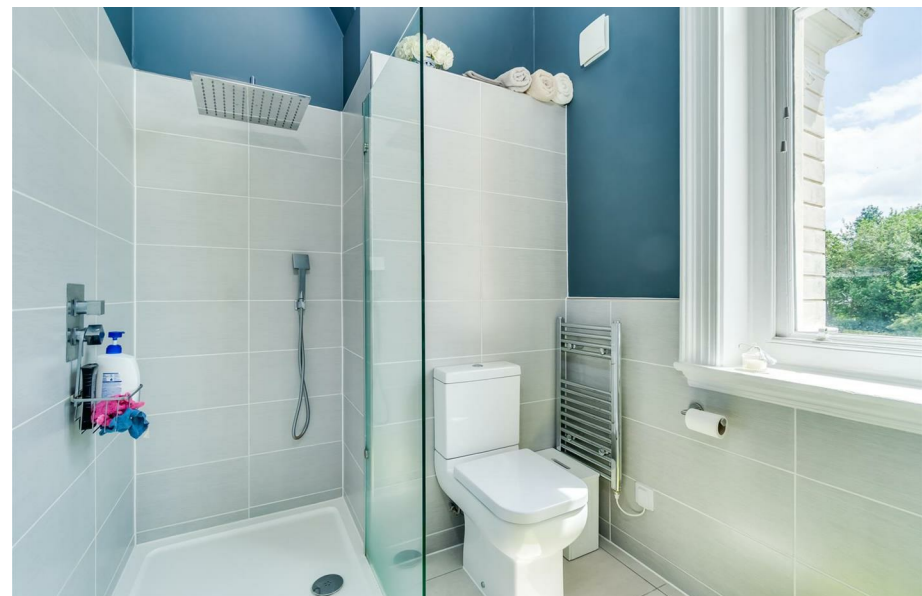




## Directions

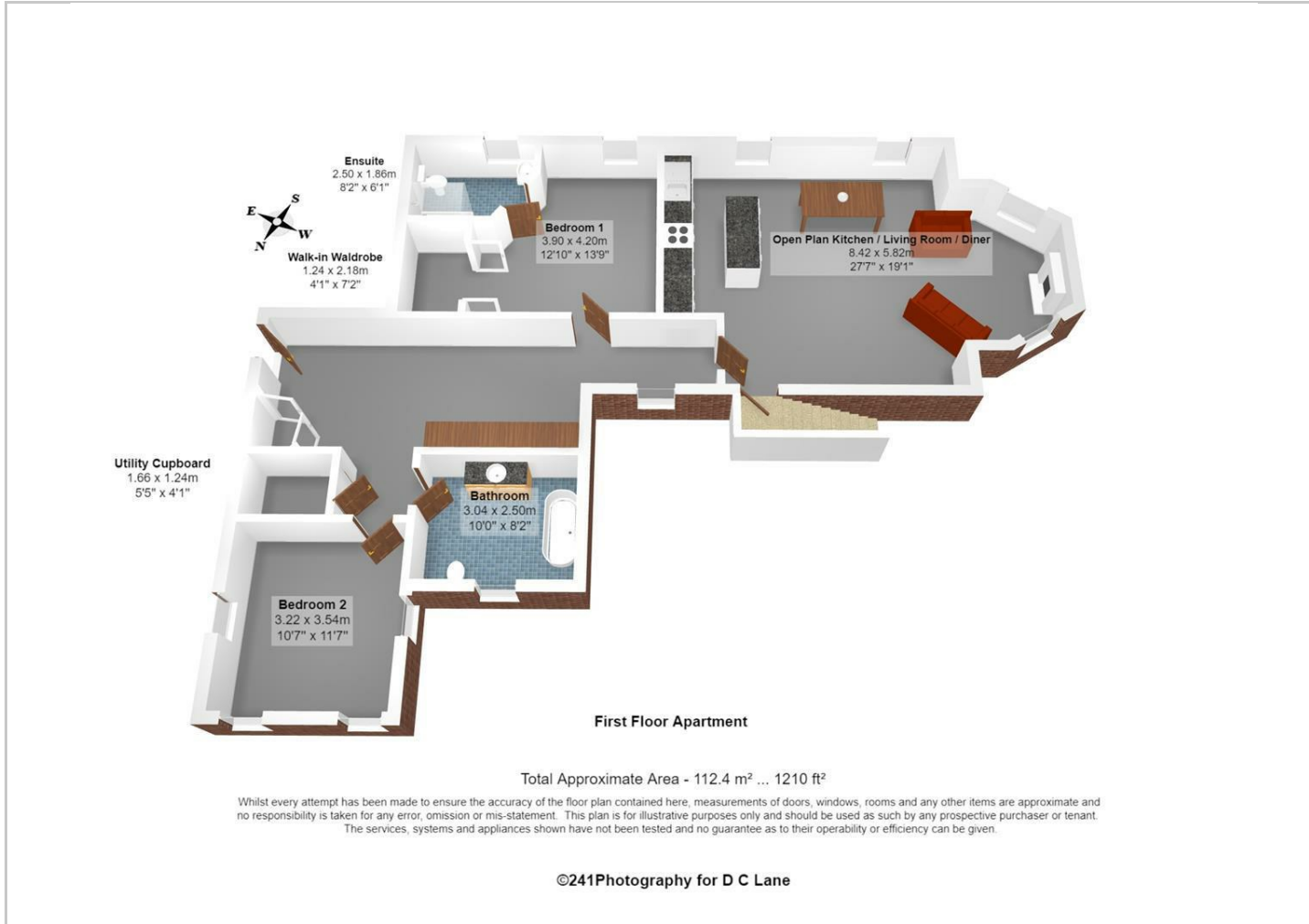
From the DC Lane office head along Mannamead Road and turn right at Henders Corner onto Egguckland Road.. The entrance to Pearn House can be found on the right.

**Council Tax Band: D**





## Floor Plans

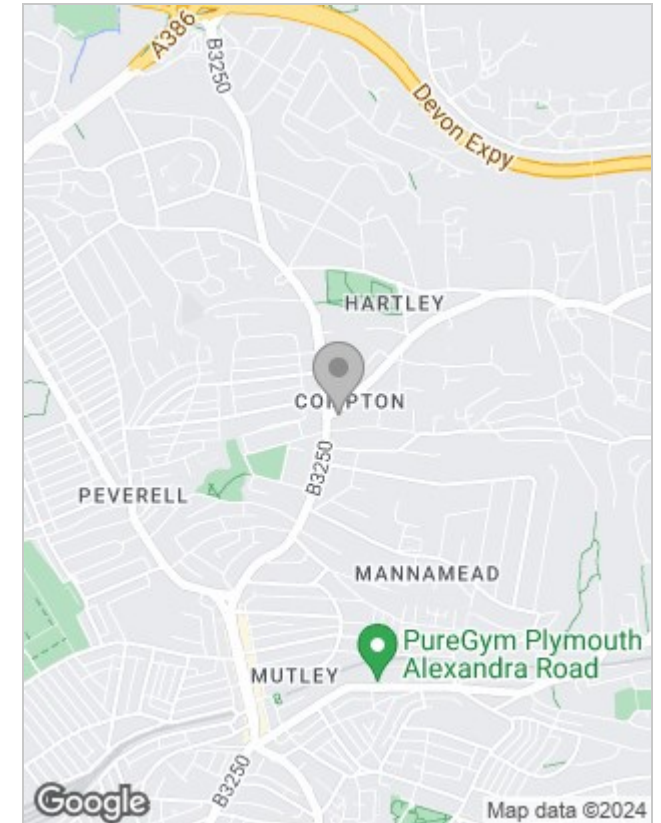


## Viewing

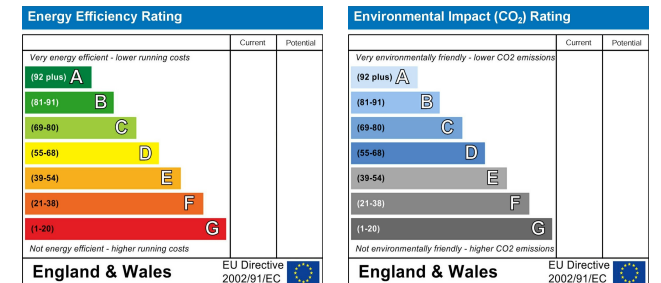
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph



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