

**Luscombe Maye**  
Since 1873

49 Stray Park, Yealmpton,  
PL8 2HF  
Guide Price £450,000

 4
  2
  2

- Link detached 4 bedroom house
- Conservatory and 2 reception rooms
- Kitchen and separate utility
- Master with ensuite and dressing area
- Integral garage and driveway



# Full Description

## DESCRIPTION

This excellent detached family house is located on a corner plot in a most sought-after no-through road in the heart of this popular village. With four bedrooms including three double bedrooms (master ensuite) and a good size single, plus a dining room opening out into the sitting room in addition to a conservatory, the accommodation is both spacious and light, and lends itself beautifully to entertaining. Whilst the property would benefit from some modernisation, it still retains some original features such as the staircase, flooring and fireplace. An internal inspection comes highly recommended.

## SITUATION

Yealmpton is ideally situated for commuting to Plymouth, the city centre being only seven miles away. Within the village there are health care facilities such as a GP health centre, dentist and optician, and shops such as a Post Office, general store, hairdressers, garage and filling station with Londis convenience store, café, two public houses and a Chinese restaurant/take away. Yealmpton Primary school is rated 'Good' and secondary schooling is at the 'Good' Ivybridge Community College for which there is transport provided. The village boasts an active community with a wide range of social and sporting clubs and societies.

Surrounded by the beautiful South Hams countryside, with many walks along the River Yealm and beyond, Yealmpton has a rural feel. The yachting haven of Newton Ferrers is within a short drive while many of the sandy coves and beaches of the beautiful South Devon coastline are within easy reach, as are golf courses and the Dartmoor National Park. Plymouth itself is an historic and vibrant waterside city, well provided with colleges, grammar and public schools, a modern university, the Peninsula Medical School, Theatre Royal and cinemas, large department stores, cafés, bistros and restaurants. The leisure facilities are outstanding with superb water-sports in and around Plymouth Sound and the Plymouth Life Centre.

## ACCOMMODATION

A part-glazed door leads to the glazed Entrance Porch with tiled floor and multi-paned obscured glass front door to an Entrance Hallway with a window to the front, pine flooring, stairs to the

first floor, pedestrian door to the garage and a multi-paned mirrored glass door to the Downstairs Cloakroom which has a window to the side, tiled floor and is fitted with a low level WC and pedestal hand basin with splashback tiling. Frosted glazed doors lead to the Sitting Room and Kitchen. The Sitting Room has a window to the rear and sliding glazed door to the Conservatory, along with pine flooring and a feature fireplace with Rayburn coal fire on a tiled hearth. The Conservatory is wooden framed with wall to ¼ height and the remainder is glazed with double doors leading to the garden and a tiled floor. Glazed double bi-fold doors lead from the Sitting Room to the Dining Room, which benefits from a window to the rear, pine flooring and a further glazed door to the Kitchen. This room enjoys a large window to the front and is fitted with a range of wall and base units with work surfaces over and cupboards and drawers under incorporating a 1½ bowl stainless steel sink unit with mixer tap, built-in double oven, space for fridge and dishwasher, inset electric hob with extractor over and a small breakfast bar. The floor is tiled and there is splashback tiling and an interconnecting door to the hall. A further wooden panelled door leads to the Utility Room, which has an obscured glass glazed door to the front and a range of wall and base units with work surfaces over and cupboards and drawers under incorporating a stainless steel sink unit with mixer tap, space for a tall freezer, wall mounted Worcester cistern boiler, space and plumbing for washing machine, splashback tiling and tiled floor.

Stairs rise from the Entrance Hall and turn with high level window to the First Floor Landing with an airing cupboard housing the hot water storage cylinder and slatted shelves. Wooden panelled doors lead to the bedrooms and bathroom. Bedroom 1 has a window to the rear overlooking the garden and has an open way through to the Dressing Area fitted with triple wardrobes to either side, and a door into the En-Suite Shower Room, which has a frosted window to the rear and is fitted with a corner shower cubicle with tiled surround, pedestal hand basin with mixer tap and mirror over and a low level WC. Bedrooms 2 (to the front) and 3 (to the rear) both enjoy built-in double wardrobes and Bedroom 4 is a good sized single room, currently set up as a workshop, with a window to the rear. The Family Bathroom has a frosted window to the front and is fitted with a matching suite comprising panelled bath, low level WC and

pedestal hand basin, along with half tiled walls, built-in shelving and display unit.

## OUTSIDE

To the front of the property is a block paved driveway leading to the garage with a path going on to the front door. The remainder is mainly laid to lawn with a mature palm tree in addition to a number of well-established shrubs including hydrangeas, climbing plants and an acer. The path leads on to a useful walled area outside the utility room housing a garden shed, small greenhouse and provides space for bin storage. A "woodland" path leads around the side of the property amongst mature trees to a gate providing access to the rear garden, which has a small paved patio and steps up to a lawn area with pond feature and some mature shrubs including a Yucca, Fuchsias and Hydrangeas.

## INTEGRAL GARAGE

The integral garage has an up and over door to the front and pedestrian doors leading to the garden and the hallway.

## SERVICES

Mains gas, electricity, water and drainage. To check the latest broadband and mobile coverage please check Ofcom: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

## LOCAL AUTHORITY AND COUNCIL TAX BAND

South Hams District Council. Council Tax Band E.

## TENURE

Freehold.

## MANAGEMENT COMPANY

The Stray Park Management Company is owned and run by the residents. The company is responsible for maintaining the communal grounds in the centre of the cul-de-sac. The annual charge is to be confirmed but is believed to be less than £100 per year.

## DIRECTIONS

What3words: ///grandest.care.houseboat

## 49 Stray Park, Yealmpton PL8 2HF

Approximate Gross Internal Floor Area = 144.3 sq m / 1554 sq ft  
Garage Area = 16.8 sq m / 181 sq ft  
Total Area = 161.2 sq m / 1735 sq ft

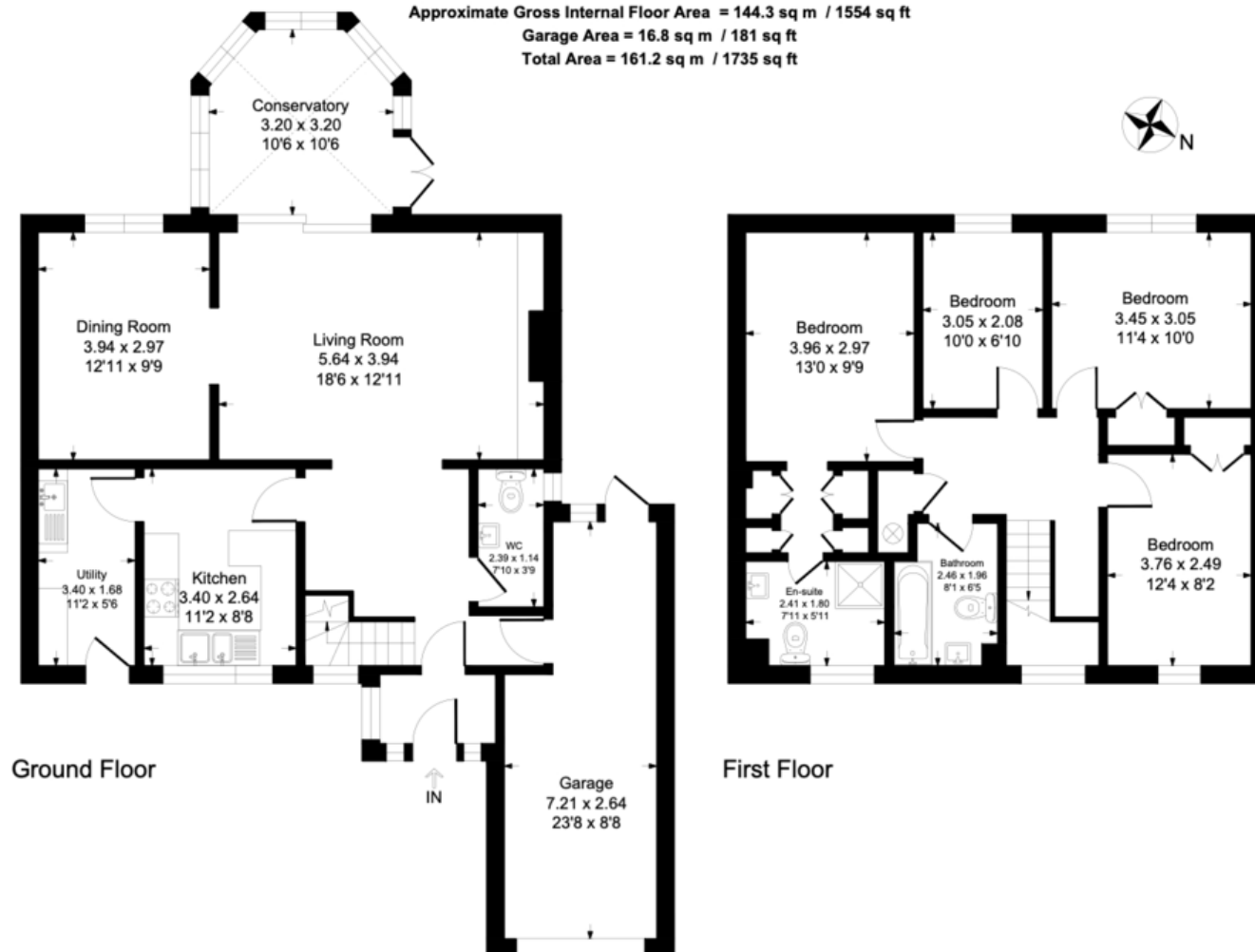
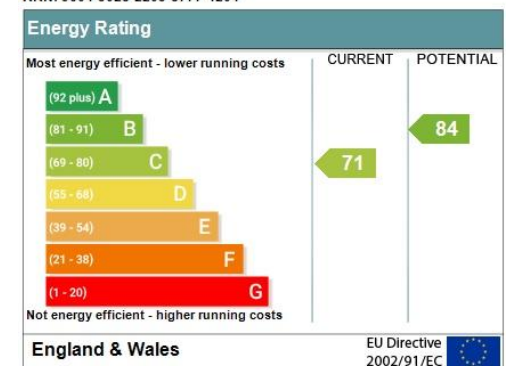


Illustration for identification purposes only, measurements are approximate, not to scale.

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