



**Luscombe Maye**  
Since 1873

Mallory House, Underhay,  
Yealmpton, PL8 2JT

Guide Price £450,000



4



2



2

Superb individual detached family home

Located in the centre of this ever-popular village

Dual aspect master bedroom with en-suite shower room

Three further bedrooms and family bathroom



# Full Description

## DESCRIPTION

Constructed c. 2004, this spacious, individual detached family house would be ideal for those looking for a property in an accessible location, close to all the amenities this sought-after village has to offer. Presented to a high standard throughout, this superb home may nevertheless benefit from some non-essential updating to suit individual tastes. The accommodation is light and airy and rooms are of generous size, and the property has the added benefits of a larger-than-average double garage - ideal for any number of uses - and no onward chain.

## 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 frosted, glazed front door leads to the Entrance Porch which has a window to the front and a multi paned wooden door to a spacious Entrance Hall. Here, there are two windows to the front, stairs leading to the first floor with

under stairs storage cupboard and wooden doors to all downstairs rooms. The downstairs cloakroom is fitted with a low level WC, wall mounted hand basin with tiled splashback, a useful storage shelf with mirror over and extractor fan.

The large Kitchen is a triple aspect room with windows to both sides and the rear 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, Diplomat double oven and grill, inset four ring electric hob with extractor over, integral fridge, freezer, dishwasher and washing machine and a wall mounted Worcester boiler. An open aspect and two steps lead down to the adjoining Breakfast Room, which benefits from French windows to the rear leading out to the patio, and an interconnecting door to the hall.

The Sitting/Dining Room is a very light and airy room, enjoying a dual aspect with two windows to the front, and a window and further French windows to the rear. At one end is a feature fireplace with gas fire set on a marble hearth with wooden mantle; at the other end is space for a good-sized dining table and chairs.

Stairs rise from the Entrance Hall to the First Floor Landing which has a window to the rear, airing cupboard, access to loft space and doors to the bedrooms and bathroom. The Master Bedroom is a dual aspect room with windows to the side and rear, a wooden panelled door to the En-Suite Shower Room with frosted window to the side, and fitted with a fully tiled shower cubicle, low level WC and wall mounted hand basin with splashback tiling. The three further bedrooms are all generously proportioned, with two doubles and a good-sized single.

The Family Bathroom has a frosted window to the front and is fitted with a matching suite comprising a panelled bath with mixer tap and hand-held shower attachment, low level WC, pedestal hand basin with tiled splashback, heated towel rail and wall mounted, mirror-fronted cabinet.

## OUTSIDE

The property is approached via a driveway (over which the two properties to the right have right of access), leading to the private driveway providing parking for two vehicles and on to the Double Garage, which is an excellent size with an up and over door to the front, a pedestrian door to the side, storage in the rafters, power and light. The garden is not large but makes up for that with a lovely sun-trap patio on the south side of the

house and being extremely well-stocked with a wealth of mature shrubs and plants including hibiscus, rosemary, lavender, roses, hydrangeas, poppies, palms, buddleia, hollyhock and hellebores to name a few. A path leads right around the house allowing access to all parts of the garden, and the property is protected from the road with well-established conifers and palms.

## SERVICES

Mains gas, electricity and water. Private drainage. Heating and hot water provided by Worcester boiler located in the kitchen.

## LOCAL AUTHORITY AND COUNCIL TAX

South Hams District Council. Band E.

## TENURE

Freehold.

## VIEWINGS

Viewing strictly by appointment with Luscombe Maye | yealmpton@luscombemaye.com | 01752 880044. Virtual viewings available upon request, please contact the office for further details.

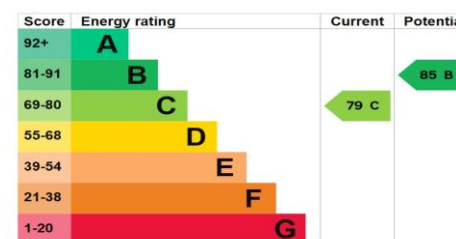
## DIRECTIONS

From the Luscombe Maye office in Yealmpton, proceed along the A379 towards Plymouth, past the turning on the left hand side to Stray Park, and the property can be found a further short distance along on the left hand side.

What3Words: ///tribes.allowable.slides

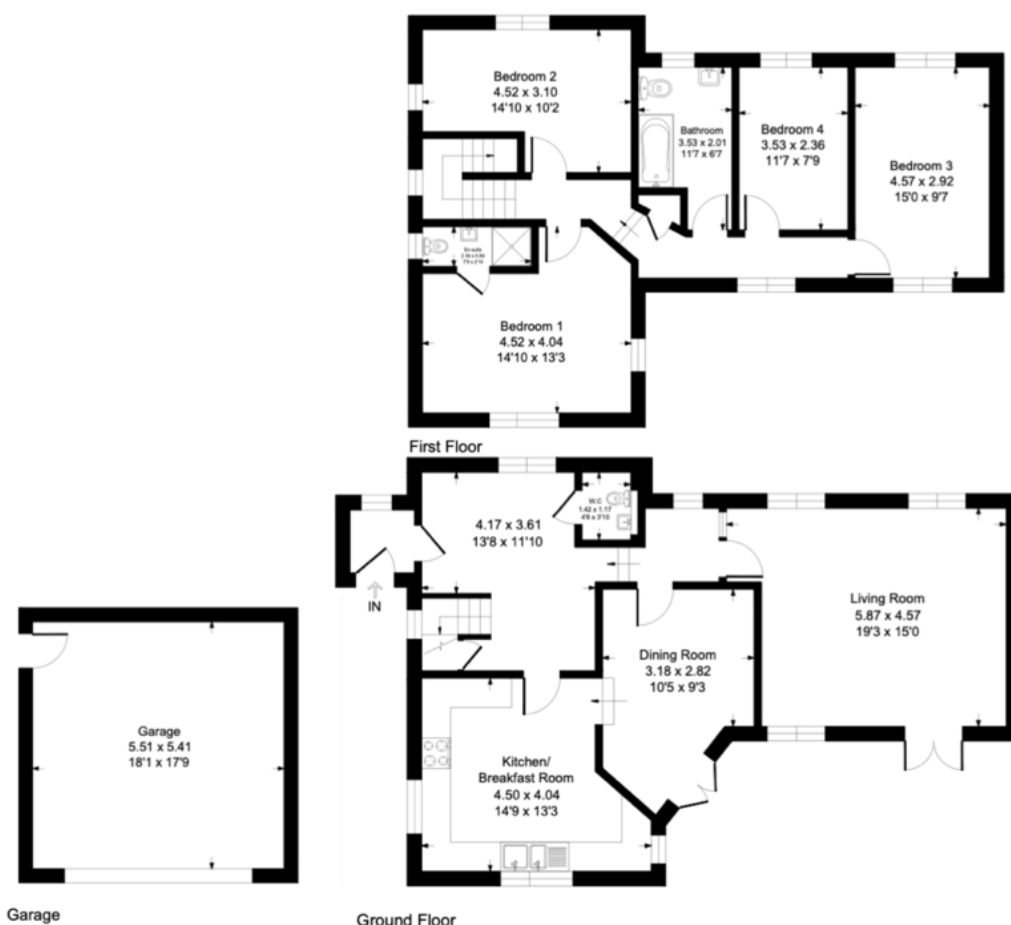
## LETTINGS

Luscombe Maye also offers an Award Winning Lettings service. If you are considering Letting your own property, or a buy to let purchase, please contact Andrew or Ross on 01752 393330 or lettings@luscombemaye.com to discuss our range of bespoke services.



## Mallory House, Underhay, Yealmpton, PL8 2JT

Approximate Gross Internal Area = 150.5 sq m / 1620 sq ft  
Garage Area = 29.8 sq m / 321 sq ft  
Total Area = 180.3 sq m / 1941 sq ft



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