



58 Stray Park, Yealmpton PL8 2HF



Accommodation

A part frosted glazed front door leads to the Entrance Hall which has a multi paned window to the front, feature herringbone flooring and doors to all ground floor rooms. There is a Downstairs Cloakroom with a frosted window to the side, a low level WC, counter-top hand basin with mixer tap and cabinet under. The Utility Room has been created from the rear section of the garage and has a frosted glazed door and window to rear and is fitted with wall and base units with work surfaces over and cupboards and drawers under incorporating a 1½ bowl sink unit with mixer tap, space for washing machine and tumble dryer, a useful coats cupboard, a recess for a fridge/freezer and a pedestrian door to the remainder of the garage.

The Kitchen/Breakfast Room has two multi paned windows to the front and is fitted with a high quality range of wall and base units with granite work surfaces over and cupboards and drawers under incorporating a 1½ bowl ceramic sink unit with mixer tap, Rangemaster cooker with five-ring gas hob and hot plate, built-in microwave, space for a dishwasher, a breakfast bar and an island with matching units and work surface. A part frosted glazed door leads through to the dining area.

The open plan Sitting/Dining Room/Conservatory is a truly superb room, enjoying an abundance of natural light from the south-facing aspect. The room is divided into three areas with the Sitting Room enjoying a full wall of bi-fold doors leading to the garden and an electric fireplace providing a stylish focal point. The Dining Area is a generous area with plenty of space for a large table and chairs, making this a fabulous home for entertaining, while the Conservatory is glazed to three sides with French windows leading out to the garden and offering a warm, sunny retreat in cold weather.

First Floor

Stairs rise from the entrance hall and turn with a high level multi-paned window to the front to the spacious First Floor Landing, which has a good sized airing cupboard housing the boiler, a loft hatch and doors to the upstairs rooms.

Bedroom 1 has a large window to the rear overlooking the garden and woods beyond. There is a dressing area with double wardrobes either side of the walkway through to the En-Suite Bathroom, which has a frosted window to the front and is fitted with a large fully tiled shower cubicle with rainfall shower and separate hand-held shower attachment, a low level WC, vanity unit with inset hand basin with mixer tap, cupboard under and mirror fronted cabinet over, and half tiled walls.

Bedrooms 2 and 3 overlook the rear and front aspects respectively and both benefit from double built-in wardrobes, while Bedroom 4 has a window to the rear and is a small double or large 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, shower attachment and rainfall shower over, a pedestal hand basin with mixer tap and splashback tiling and a low level WC.

N.B. Some pieces of living and bedroom furniture may be available by separate negotiation.



Outside

To the front of the property is a driveway providing parking for up to two vehicles with an EV charging point, a pathway leading to the front door and a substantial raised deck providing an excellent area to enjoy an evening drink with a vista of this picturesque village. The remainder is mainly laid to lawn with a useful bin store.

The 'Garage' is not full sized but still has room for plenty of storage, or could be used to house motorbikes, kayaks, etc. There is also a useful outside tap.

The rear garden has been beautifully landscaped to provide a wonderful, low-maintenance area ideal for entertaining. To the immediate rear of the property is a deck with steps and raised decked pathway to the rear deck which is a substantial space, offering space for al fresco dining, a hot tub or any number of other garden pursuits. The remainder is mainly laid to lawn with fenced perimeters and backs onto woodland owned by the Kitley Estate.

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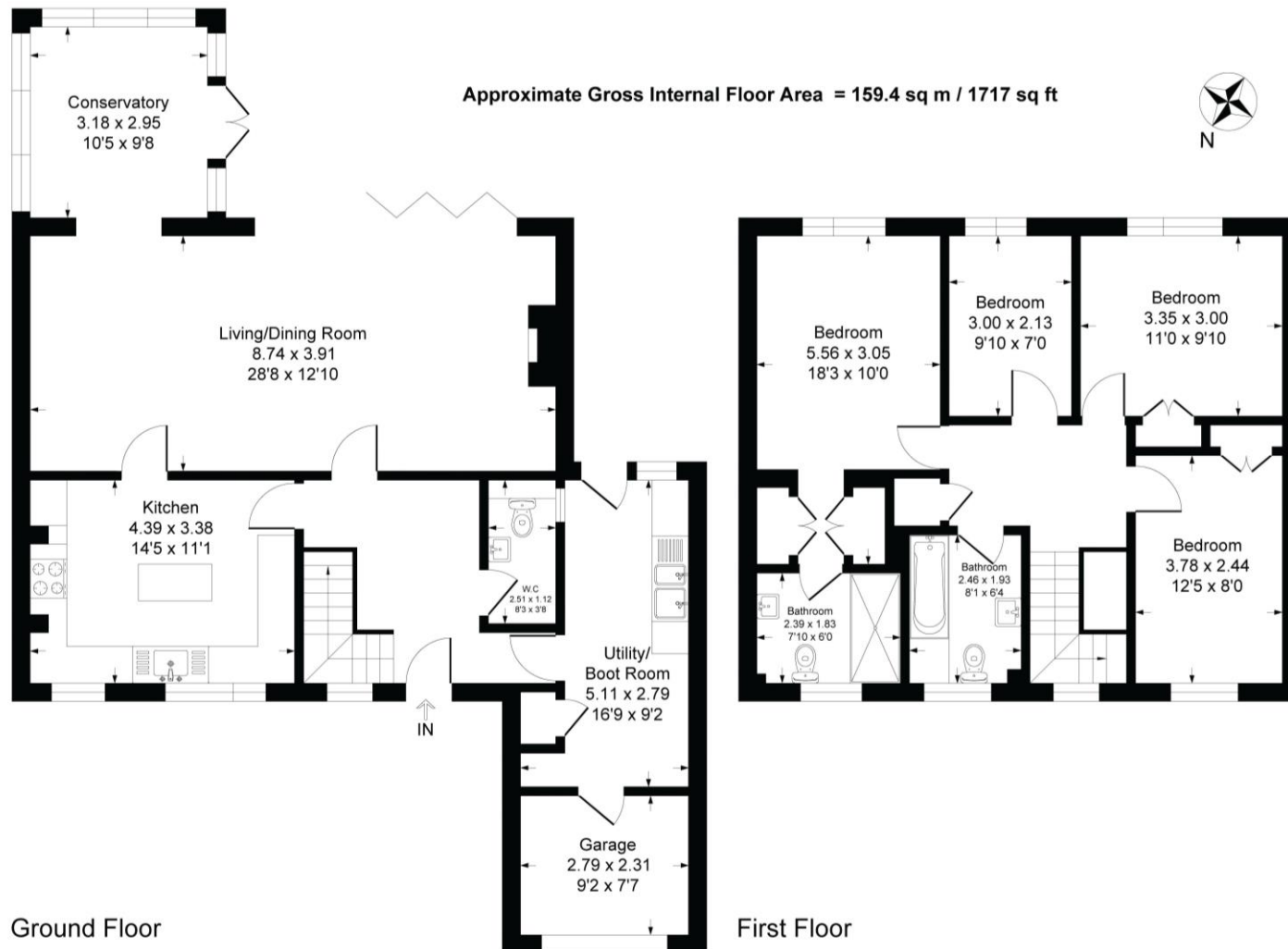


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