



26 The Old Wharf, Oreston, Plymstock PL9 7NP

Guide Price £525,000



## Description

This exceptional four-bedroom end terrace home occupies a highly sought-after waterside position, set directly beside the tranquil surroundings of Hooe Lake. With the added advantage of access to a slipway into the tidal waters, it offers a rare opportunity for buyers seeking both a beautifully presented family home and an active lifestyle on the water's edge.

The property has been thoughtfully extended and refurbished over the years by its sole owner, creating a spacious, versatile layout that flows effortlessly. The ground floor centres around a generous open-plan living space, incorporating a stylish kitchen/breakfast area, lounge/diner, and a conservatory with a newly tiled roof — fully integrated into the main living space to be enjoyed all year round. The former garage has been cleverly adapted, with one half now forming part of the lounge/diner and the other transformed into a highly practical utility room. A ground floor WC adds further convenience.

Upstairs are four bedrooms, including an en suite to bedroom two. The family bathroom serves the remaining bedrooms, while bedroom three is particularly special, boasting a Juliet balcony with elevated water views across Hooe Lake — a serene outlook that changes with the tides and seasons. Externally, the home benefits from driveway parking, including an electric car charging point, and a private south-facing rear garden. The garden itself offers a blank canvas for a new owner, while the waterside position means that kayaking, paddleboarding, and boating are right on the doorstep.

Situated within Plymstock, the property is well placed for a wide range of amenities including shops, cafes, and leisure facilities. Highly regarded schooling makes the area especially popular with families, while excellent transport links provide easy access into Plymouth city centre and beyond.

Available with no onward chain, this waterside retreat offers flexible modern living with an unrivalled setting — the perfect choice for those looking to balance comfort, space, and the charm of life beside the water.

## Material Information

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide, along with the title document. If available, please scan the QR code or click the link to access the additional online material information. Alternatively you can contact our team for this information.

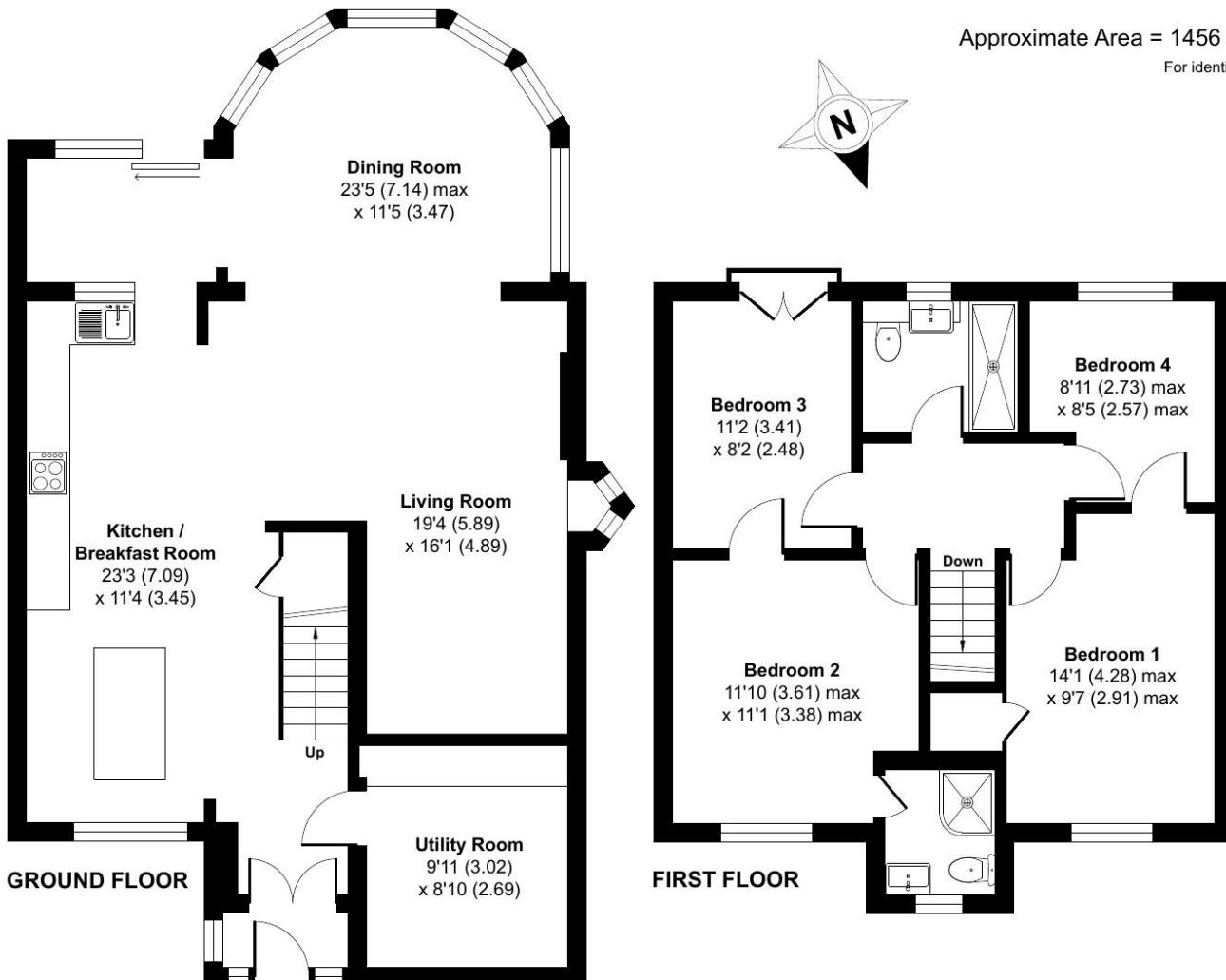
## Verified Material Information

Council Tax band: E  
Tenure: Freehold  
Property type: House  
Property construction: Standard brick and block construction  
Energy Performance rating: C  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed. The system was installed at an unknown date.  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Great, Vodafone - Good, Three - Great, EE - Good  
Parking: Driveway, Gated, Off Street, and Private  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: Yes  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Loft access: Yes - insulated and boarded, accessed by: Pull down loft ladder

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Luscombe Maye. REF: 1340245

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