



10 Staddiscombe Road, Old Staddiscombe, Plymstock PL9 9NA

Guide Price £800,000 - £825,000



Nestled within the highly desirable hamlet of Old Staddiscombe, yet situated in Plymstock with its wealth of amenities, excellent schooling, and strong transport links, this distinguished five-bedroom detached residence offers an unparalleled blend of countryside tranquillity and contemporary luxury. Completed in 1990 by an NHBC registered builder and finished to an exceptionally high standard, the property has been meticulously designed and decorated by the current owners, who have cherished it since purchasing off-plan. Unassuming from the front, this home is more than meets the eye, revealing a bright, airy, and welcoming interior flooded with natural light from an abundance of windows and skylights.

The ground floor is centred around a striking galleried dining hall, which is dramatically overlooked by the second-floor gallery, creating a sense of grandeur and spaciousness. A dual-aspect lounge with feature wood burner offers a sophisticated yet inviting space for family living, while a secondary snug/sitting room, also with a log burner, provides a cosy retreat for quiet evenings or private study. The showpiece kitchen and living area is designed with both style and function in mind, featuring a central island, integrated appliances, and exquisite marble work surfaces. A glass conservatory area is incorporated into the kitchen, creating a light-filled space perfect for dining or relaxing while enjoying views of the garden and countryside. A practical utility room, cloakroom, and integral double garage further enhance the accommodation. The property is very versatile, offering flexible living arrangements across all floors to suit a variety of family needs or home working requirements. Each principal living space opens seamlessly onto the rear garden, forging a perfect connection between indoors and the surrounding countryside.

Upstairs, the main bedroom is a serene retreat, complete with fitted wardrobes, a stylish en suite shower room, and breath taking views over the garden and rolling countryside beyond. Off the main bedroom is a spacious carpeted walk-in attic/storage area, providing excellent additional space. Both of the further double bedrooms benefit from fitted wardrobes, while two single bedrooms—one currently configured as a home office—add to the property's versatility. Expansive windows and skylights throughout the first floor capture sweeping views and fill the rooms with natural light, enhancing the sense of space and tranquillity. The bathrooms are fitted with individual underfloor electric heating units, each with its own timer and temperature controls, ensuring year-round comfort in both the main bathroom and the en suite.

Externally, the rear garden is a standout feature, enjoying south-west and south-east aspects which maximise sunlight throughout the day. It includes an extensive patio area and a lawn, perfect for alfresco entertaining and relaxation. Both front and rear gardens are beautifully landscaped with mature shrubs, trees, and extensive planting, creating a private and serene environment. An ample driveway provides generous off-road parking, while the rear garden borders open farmland, offering uninterrupted vistas and a stunning natural backdrop.



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.

<https://moverly.com/sale/BJNjFe34eB7nzsPymcy8nG/view>

Verified Material Information

Council Tax band: F

Tenure: Freehold

Property type: House

Property construction: Standard brick and block construction

Energy Performance rating: D

Number and types of room: 5 bedrooms, 2 bathrooms, 4 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Septic tank

Heating: Mains gas-powered central heating is installed. The system was installed on 30 Jun 2018.

Heating features: Double glazing, Underfloor heating, and Wood burner

Insulation: The ground floors are insulated between the concrete base and wooden floor/carpet

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Great, Three - Great, EE - Great

Parking: Driveway and Garage

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: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Loft access: No

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. 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.



Denotes restricted
head height

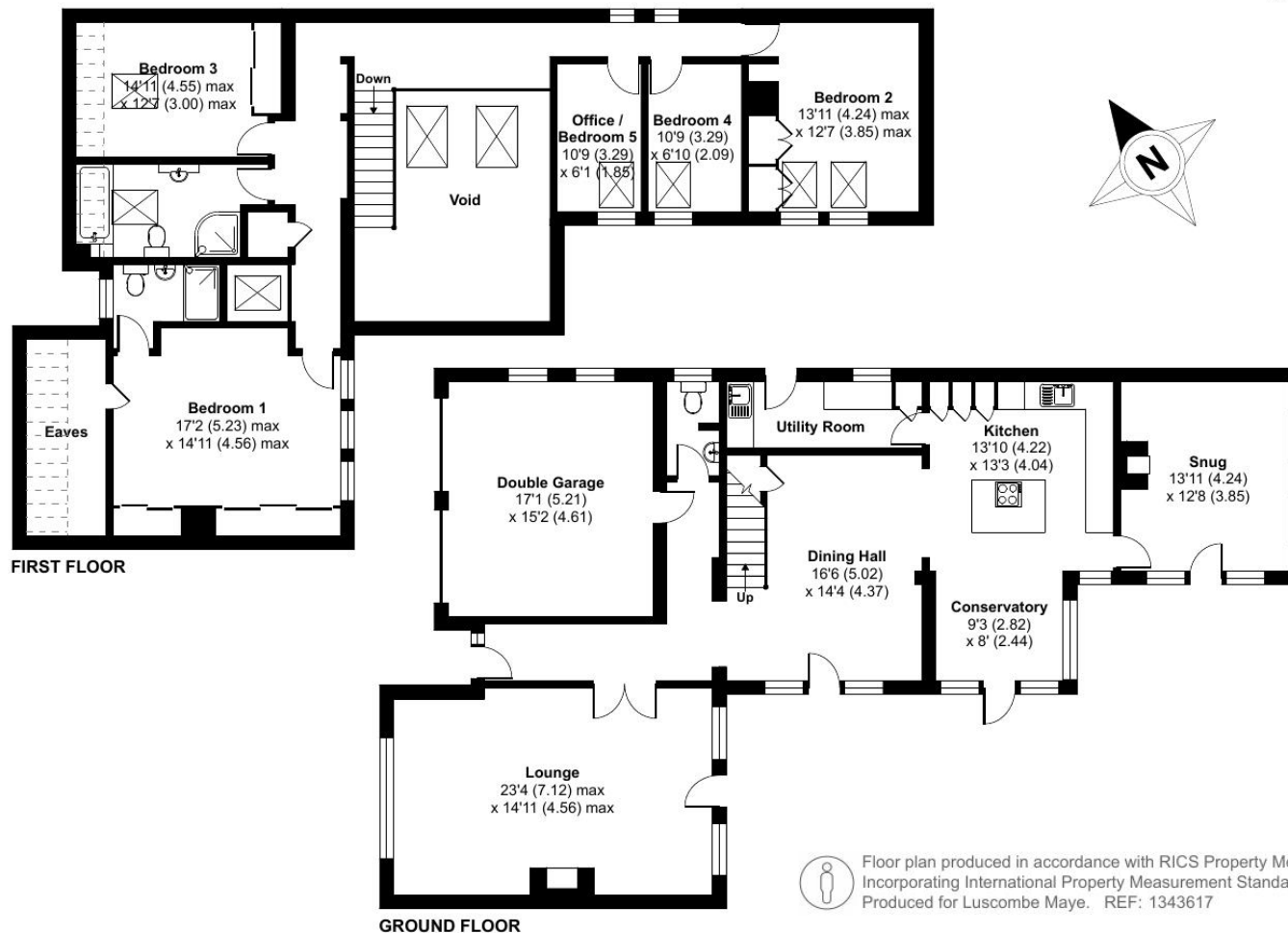
Approximate Area = 2441 sq ft / 226.7 sq m (excludes void)

Limited Use Area(s) = 77 sq ft / 7.1 sq m

Garage = 257 sq ft / 23.8 sq m

Total = 2775 sq ft / 257.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Luscombe Maye. REF: 1343617

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs, and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

 **Luscombe Maye** Since 1873

Yealmpton:
The Old Bakery, Market Street,
Yealmpton PL8 2EA
01752 880044
yealmpton@luscombemaye.com
www.luscombemaye.com