



Luscombe Maye
Estate Agents



Waverley
Smithleigh, Plymouth,
PL7 5AX

Guide Price £575,000 - £590,000

3D Tour on request | Conveniently located |
Deceptively spacious | 4 double bedroom
detached property & further building plot
with DPP | Light & flexible accommodation |
Far reaching countryside views | 2 Detached
single garages | Ample off-road parking |
Delightful gardens | Plot circa 0.23 acre |
EPC E 49

- 3D Tour Available on Request
- Detached 4 bedroom home & additional building plot with DPP
- Delightful front & rear gardens
- Convenient location



Full Description

DESCRIPTION

Conveniently located in Smithaleigh, this deceptively spacious four double bedroom detached property offers extremely light and flexible accommodation. The home is surrounded by its own delightful gardens, has two single garages and ample off road parking, with vehicular access to both the front and rear of the property. The home benefits from a generous-sized living room with separate dining area leading through to a comprehensively fitted kitchen. There are two downstairs bedrooms and a family bathroom with the other two bedrooms upstairs as well as a shower room. The property enjoys lovely rural views and garden aspects from the majority of the rooms. The house benefits from gas central heating and uPVC double glazing. In addition, there is detailed planning permission for the erection of a four bedroom detached property with integral garage to the east of the existing home.

SITUATION

Smithaleigh is conveniently located along the A38 corridor and there is a local garage/filling station with convenience store. Ivybridge & Plympton offer easy transport links for people needing to commute to the neighbouring cities of Plymouth and Exeter. In addition there is a train station and a park and ride facility in Ivybridge. A vibrant and lively town, Ivybridge has a good range of national and independent shops which include local supermarket, convenience food shops and restaurant. Local produce is available at the Farmers market on a Thursday near to the centre of the town as well as every third Saturday. There are six public houses within the town which offers plenty of choice. Additionally, there are two leisure centres with indoor and outdoor swimming pools, as well as golf courses located nearby at Dinnaton and Wrangaton. The town has four primary schools and a community college, all held in high repute as well as many day nurseries. At Lee Mil, there is a 24-hour Tesco Superstore. Yealmpton is a short drive away and offers good amenities to include a doctors surgery, local shops, dentist, opticians and two public houses.

ACCOMMODATION

The property is approached via a private driveway which leads to a detached garage, with pathway leading up to the front entrance.

ENTRANCE HALLWAY

Light and spacious area with staircase to first floor. Deep storage cupboard with shelving. Door into:

LIVING ROOM

Delightful L-shaped room with large sliding patio door to the front elevation, feature stone fireplace with wooden mantel over and stone hearth with electric fire. Dining area with window overlooking the rear elevation and sliding glazed door to kitchen.

KITCHEN/BREAKFAST ROOM

Comprehensively fitted with bespoke solid wood base units laminated work surface over and matching cupboards above, incorporating wine rack, bookcase, additional wall cupboard with glazed doors and breakfast bar area. Integrated gas hob with double electric oven in tall housing unit with cupboard above and below. Acrylic sink with drainer to one side and mixer tap over, large picture window overlooking the rear garden aspect. Space and plumbing for dishwasher and washing machine, space for under counter fridge. Ceramic tiled floor and walls. Door back to hallway. Door to:

REAR PORCH

With double glazed door out to rear patio and garden area. Ceramic tiled floor.

BEDROOM 4/STUDY

Currently used as a work from home office with window overlooking the rear elevation. Fitted with bespoke desk with

storage drawers, cupboards and shelving above to two walls.

PRINCIPAL BEDROOM

Spacious and light room with large picture window overlooking the front garden aspect with countryside views beyond.

FAMILY BATHROOM

Fitted with white suite comprising P-shaped bath with electric shower over, curved glazed screen, low level WC and wash hand basin in vanity unit with storage below and to one side. Obscured double glazed window to the rear elevation. Extractor fan. Spotlights to ceiling. Travertine tiled floor and ceramic tiled walls.

FIRST FLOOR LANDING

Airing cupboard with slatted shelving.

BEDROOM 2

Spacious and light double aspect room with Velux window overlooking the front elevation taking in the view towards the countryside and window overlooking the rear elevation. Fitted double wardrobe with sliding mirrored doors. Built-in cupboard housing Worcester gas boiler and low level door to eaves storage.

BEDROOM 3

Double aspect room with Velux window to the front elevation taking in the lovely countryside view and window overlooking the rear garden. Double fitted wardrobe with sliding mirror fronted doors. Low level access door to eaves storage.

SHOWER ROOM

Enclosed shower cubicle with glazed folding door and shower over. Low level WC and wash hand basin on vanity unit with cupboards below. Fully tiled walls. Obscured glazed window overlooking rear elevation. Wood panelled ceiling with spotlights. Extractor fan.

HOBBY/STORAGE ROOM

With Velux window overlooking the front elevation, light and power connected. Currently used for storage, this room could easily be utilised as a games/hobby room.

OUTSIDE

To the front of the property there is a small patio area with space for table and chairs leading on to a lawned area which is bordered by mature shrubs and trees. To the side of the front

flowering plants and shrubs. On the opposite side of the property, there is a pathway leading around to the side garden where there is a wide border for additional planting. At the rear, the garden has been impressively landscaped to include a comprehensive decked area with attractive gravelled areas and feature ornamental standing stones, one of which is a fountain, leading on to lawned areas with several apple trees. There are raised planters situated towards the rear of the garden, suitable for vegetable growing. There is an additional single garage with vehicular access from the rear of the property up a gated and gravelled driveway with off-road parking for several vehicles.

DETAILED PLANNING CONSENT

The current vendors have obtained detailed planning permission for the 'Erection of 1 no. single dwelling with integral garage east of 'Waverley' together with new garage for 'Waverley' with existing vehicular access retained'. Work has been started in order to preserve the planning consent.

Planning link:

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/150485>.

SERVICES

Mains water, gas and electricity are connected to the property. Private drainage.

COUNCIL TAX & LOCAL AUTHORITY

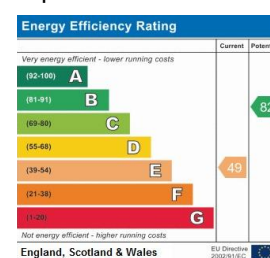
The property is in Band E. South Hams District Council.

VIEWINGS

Strictly by appointment with Luscombe Maye's Yealmpton Office. Tel: 01752 880044. Email: yealmpton@luscombemaye.com.

AGENT'S NOTE

The EPC has been assessed as an E (49). However, this is subject to review once the Buildings Certificate for the loft conversion has been retrieved by SHDC. Once this is taken into account, the energy assessor believes that the rating will improve.

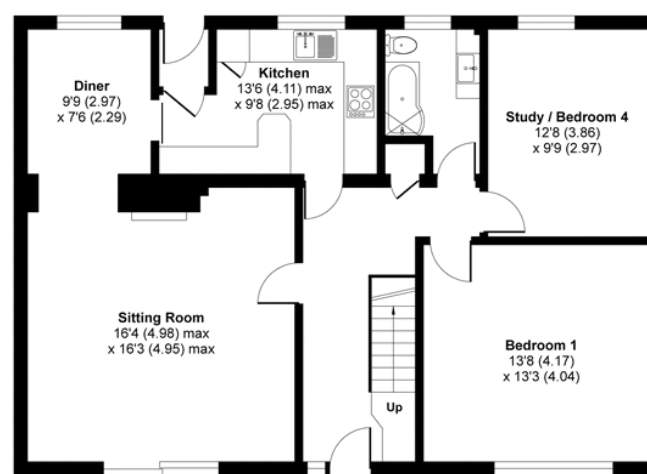


Smithaleigh, Plymouth, PL7

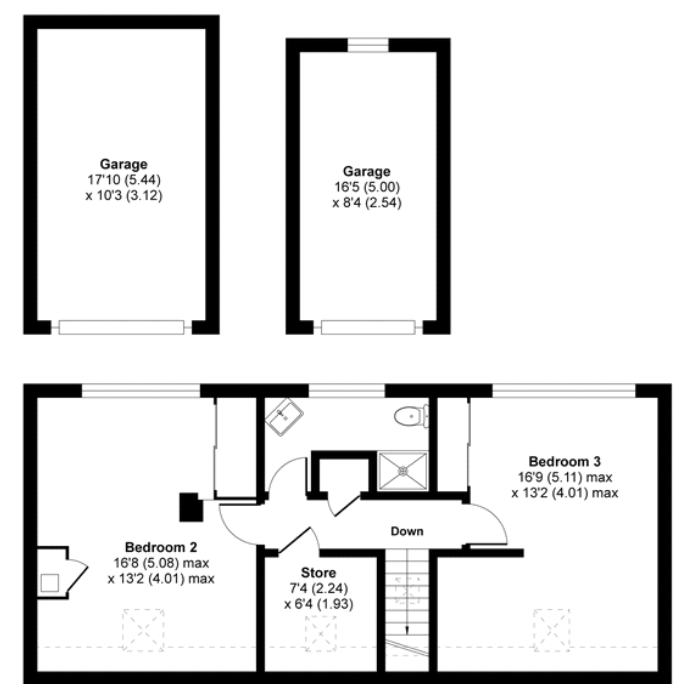
Approximate Area = 1893 sq ft / 176 sq m (includes garage)
Limited Use Area(s) = 56 sq ft / 5 sq m
Total = 1949sq ft / 181 sq m
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Yealmpton

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