



HOLTWOOD HOUSE, PLYMBRIDGE ROAD

PLYMOUTH, PL6 7LF



“This beautiful property has the wow factor. The open plan living has been finished to create a perfect family environment. This really is a stunning family home”

Luke Boon, Branch Manager





Holtwood House, Plymbridge Road Plymouth, PL6 7LF

A stunning modern and contemporary residence with handcrafted interior, set within secure walled gardens and a separate detached two bedroom cottage, extensive parking, triple and separate single garage.

- Contemporary Unique Residence
- Triple Garage
- Detached Two Bedroom Cottage
- Stunning Open Plan Living Space
- Four En-Suite Bathrooms
- Private Residence
- Superb Landscaped Walled Rear Gardens
- Close To Derriford Hospital
- 6088 Sq Ft
- Wonderfully Presented Throughout

LOCATION

The property is situated in a convenient position on the north eastern ringe of the City, close to the beautiful National Trust Plymbridge Woods and the Plym Valley. This is a convenient setting within easy reach of the business areas on the northern side of the City, the A38 and Derriford Hospital. Nature lovers and outdoor enthusiasts will find the area highly appealing with unspoilt woodland walks available in Plymbridge, linking to the Dartmoor National Park.

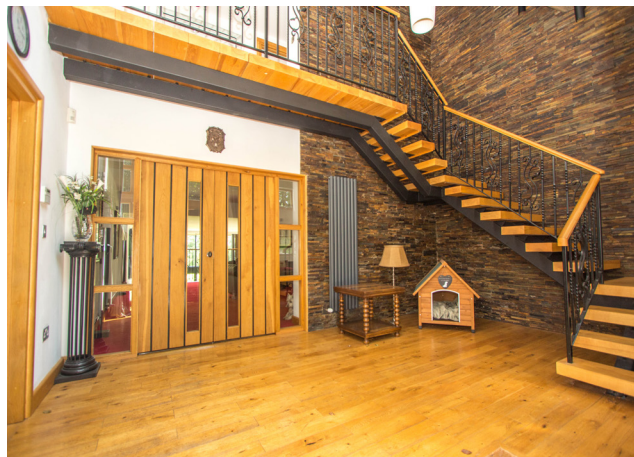
THE PROPERTY

Holtwood House comprises an individual modern residence which offers spacious open plan accommodation well suited to family living and entertaining.

Architect designed and incorporating many features including triple glazing with powder coated aluminium windows, lighting and curtain systems by Nutron, LED lighting controllable either by switches, iphone, or ipad, etc. together with CCTV.

The wall tiles in the bathrooms are Brazillian slate and all joinery throughout the property, including the kitchen and internal doors are handmade. There is also a home entertainment system with speakers throughout much of the property by Bang and Olufsen.

Reception hall with open tread staircase rising to the 1st floor and feature stone walling. The 31' sitting room has a feature stone wall and oak floor with short staircase and gallery to the garden room.







The 18' dining room is open plan to the 28' long kitchen and comprises ranges of polished granite work surfaces, an oak topped breakfast bar and island unit and a 4 oven gas fired Aga with matching gas hob and oven adjacent.

On the lower ground floor the garden room has a curved wall of glass with folding doors and a feature gas fire on a raised oak plinth. Further accommodation on the ground floor includes a home office, gymnasium and utility.

On the 1st floor the master bedroom has a dressing room and French doors opening onto a roof terrace, overlooking the garden and woodland, together with an en-suite bathroom. There are 3 further bedrooms, each of which have quality en suite bath/shower rooms.

THE COTTAGE

The two storey cottage is well suited for accommodating a dependent relative and boasts modern accommodation including a living room, kitchen/ dining room, together with 2 bedrooms on the 1st floor, both of which are en-suite.

OUTSIDE

The property is situated within a generous plot, largely enclosed by natural hedging and close boarded timber garden fencing. Access is via electrically operated security gates leading to an extensive tarmac driveway in turn giving access to the triple garage with electrically operated roller shutter door. A further drive leads to the second garage serving the cottage. The garden is predominantly laid to lawn with two extensive decked areas, one with hot tub.

TENURE & SERVICES

Tenure – Freehold

Services – Gas, Electricity, Water & Drainage
EPC – C

PRICE - £1,000,000

Viewing - Viewing of this property can be arranged through Atwell Martin and is strictly by appointment only



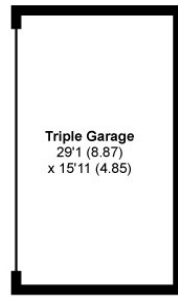
“An individual modern house with cottage annexe in a convenient setting on the edge of the City”



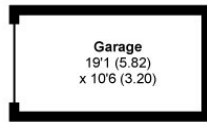


Holtwood House, Plymbridge Road, Plymouth, PL6

MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 5059 SQ FT 469.9 SQ METRES
 (EXCLUDES RESTRICTED HEAD HEIGHT, GALLERIED AREA & GARAGES)
 ANNEXE APPROX. GROSS INTERNAL FLOOR AREA 875 SQ FT 81.3 SQ METRES
 (EXCLUDES RESTRICTED HEAD HEIGHT, GALLERIED AREA & GARAGES)

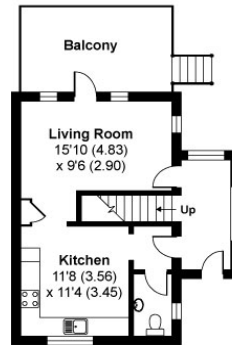


GARAGE 1

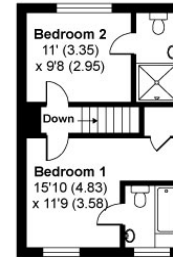


GARAGE 2

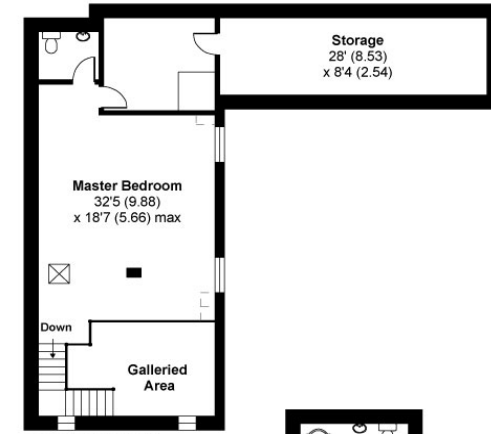
Denotes restricted head height



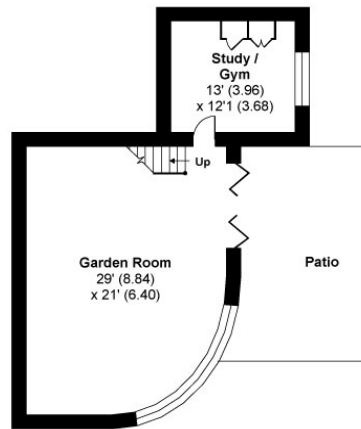
ANNEXE GROUND FLOOR



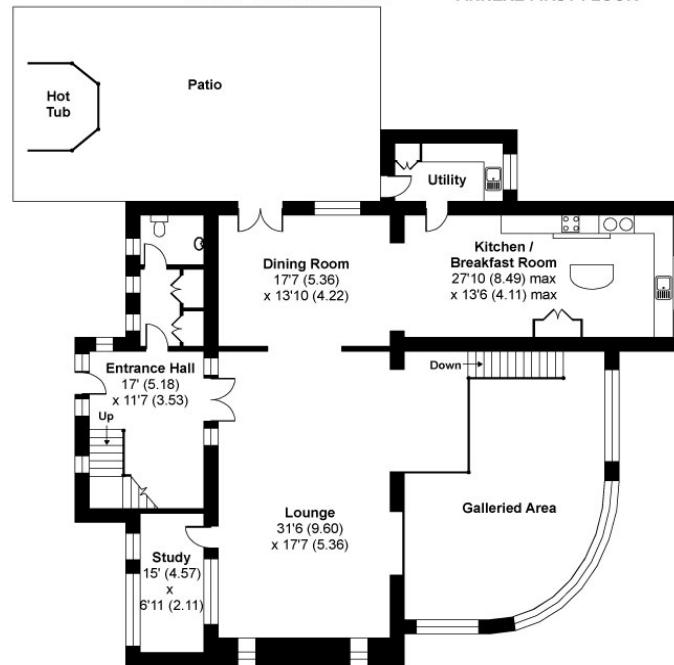
ANNEXE FIRST FLOOR



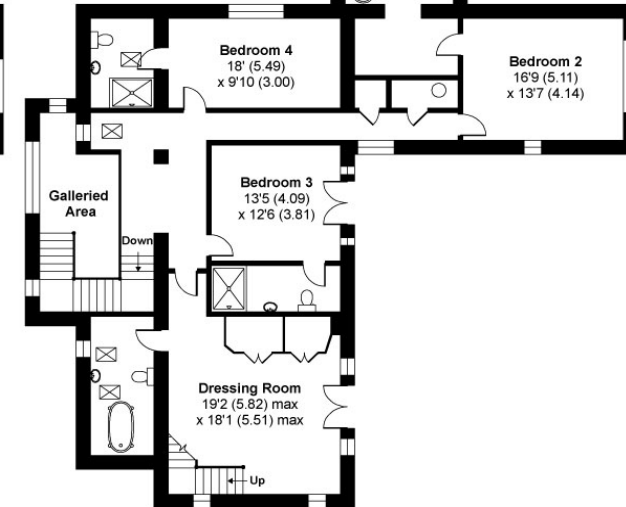
SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Meet the Sales Team



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