



Connells

Evaview Montegue Terrace
Lee Moor Plymouth



Property Description

A truly exceptional six-bedroom detached residence set in the idyllic semi-rural village of Lee Moor, offering breathtaking panoramic countryside views, exquisite finishes, and unrivalled tranquillity. Evaview is a self-built dream home, thoughtfully designed to combine luxury, comfort, and character in every detail.

From the moment you step inside, you're greeted by a sense of space, light, and craftsmanship. The solid oak staircase and doors, underfloor heating throughout the ground floor, and wood burner create a warm and welcoming atmosphere. The bespoke kitchen features a range-style double oven, perfect for family meals and entertaining guests.

The ground floor offers versatile and spacious living, including a separate dining room, a convenient cloakroom, and a stunning sunroom that floods the home with natural light while framing the expansive views of the surrounding countryside. Upstairs, you'll find five generous bedrooms and access to two loft rooms, ideal for a home office, studio, or additional storage. Each space has been meticulously finished to an exceptional standard.

Step outside to discover a fully enclosed rear garden, thoughtfully tiered with a large patio seating area and an expansive lawn—perfect for children, pets, or peaceful evenings under the stars. The front of the property boasts a double garage with electric roller doors and ample parking.

A hidden gem, privately positioned and surrounded by nature, Evaview offers peace and privacy.

Entrance Hall

Double glazed door to the front elevation, door access to lounge, cloakroom, dining room and kitchen, solid oak staircase, underfloor heating

Lounge

27' 4" max x 14' 1" max (8.33m max x 4.29m max)
Double glazed windows to the front and side elevation, woodburner, french doors leading to sunroom, door access to dining room, underfloor heating

Dining Room

11' 4" max x 12' 11" max (3.45m max x 3.94m max)
Solid oak french doors leading to sun room, underfloor heating

Sun Room

24' max x 16' 3" max (7.32m max x 4.95m max)
Double glazed windows and door leading to the rear garden, light and airy, underfloor heating

Kitchen/Diner

13' max x 22' max (3.96m max x 6.71m max)
Double glazed window to the front elevation, shaker style kitchen with wall and base units, undermount sink and draining board with mixer tap, Range double oven, 5 ring gas hob, extractor fan, integrated dishwasher and fridge freezer, double glazed window to the rear in dining area, door access to utility room, underfloor heating

Utility Room

Double glazed window and door leading to the rear garden, fitted wall and base units, space for washing machine and tumble dryer, underfloor heating

Cloakroom

Double glazed window to the front elevation, wash hand basin and vanity unit, low level WC, fully tiled, underfloor heating

First Floor Landing

Double glazed window to the front elevation, door access to principal rooms, storage cupboard, radiator

Bedroom One

13' max x 13' 8" max (3.96m max x 4.17m max)

Double glazed window to the front elevation with stunning views, walk in wardrobe, door access to ensuite bathroom, radiator

Ensuite

4' 6" max x 8' 8" max (1.37m max x 2.64m max)

Double glazed obscured window to the rear elevation, freestanding bath, separate shower cubicle, wash hand basin, concealed WC cistern, chrome ladder towel rail, fully tiled

Bedroom Two

14' max x 15' max (4.27m max x 4.57m max)

Double glazed widow to the rear elevation, radiator, door access to ensuite

Ensuite

Shower cubicle with electric shower, concealed WC cistern, wash hand basin, chrome ladder towel rail, fully tiled

Second Floor Landing

Velux window, door access to bedroom, living room and bathroom, radiator

Bedroom Three / Loft Room

18' max x 16' 3" max (5.49m max x 4.95m max)

Two double glazed windows to the side elevation, one Velux window, eaves storage, radiator

Bedroom Three Living Room

14' 3" max x 10' max (4.34m max x 3.05m max)

Three Velux windows, eaves storage, undermount sink with mixer tap, wine fridge, radiator

Bedroom Three Bathroom

Velux window, bath, concealed WC cistern, wash hand basin, fully tiled

Bedroom Four

13' 6" max x 14' max (4.11m max x 4.27m max)

Double glazed window to the front elevation, radiator

Bedroom Five

10' max x 8' 5" max (3.05m max x 2.57m max)

Double glazed window to the rear elevation, radiator

Bathroom

Double glazed obscured window to the rear elevation, bath, separate walk in shower, concealed WC cistern, wash hand basin, fully tiled, chrome ladder towel rail

Parking

Gated paved driveway with parking for multiple vehicles

Garage

Double garage with electric roller doors, power supply

Rear Garden

Beautifully presented private and enclosed rear garden over two tiers, large patio area with seating, expansive laid to lawn with side gate access





Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01752 345 135
E plympton@connells.co.uk

110 Ridgeway Plympton
 PLYMOUTH PL7 2HN

EPC Rating: B Council Tax
 Band: F

view this property online connells.co.uk/Property/PLN307413



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PLN307413 - 0006