



**Connells**

Evaview Montegue Terrace  
Lee Moor Plymouth



# Evaview Montegue Terrace Lee Moor Plymouth PL7 5AF

for sale  
**£925,000**



## 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



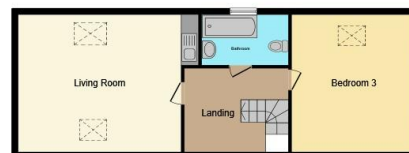




**Ground Floor**



**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](http://www.focalagent.com)

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EPC Rating: B Council Tax  
 Band: F

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Tenure: Freehold



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