



THE LODGE, 110 WEMBURY ROAD, ELBURTON, PLYMOUTH,  
DEVON, PL9 8JP



## Guide Price £775,000

Available to the market for the first time in 40 years, The Lodge is an exceptional individual detached residence situated in its own private grounds in the heart of Elburton. This impressive home offers a perfect blend of contemporary comfort and timeless elegance, with a wealth of period and character features.

On the ground floor there are three versatile reception rooms, perfect for entertaining guests. The dining room opens onto the fitted kitchen and is the perfect area for entertaining family and friends. The lounge has a central fireplace with inset log burner and access to the conservatory that overlooks the private south facing rear garden. There is a further reception room that can also be used as a bedroom along with a further two double bedrooms and a study area. There are two shower rooms that service the ground floor, and on the first floor there is a double bedroom and a four-piece bathroom suite.

Upon entering The Lodge, you are greeted by a welcoming hallway that leads to the various living areas. The ground floor boasts three generous reception rooms, each with its own unique character and functionality. Whether you need a formal dining room, a cosy lounge, or a versatile family room, this home caters to all your lifestyle needs.





Externally, The Lodge features a detached double garage with workshop, providing secure parking and additional storage options. There is a further workshop in the corner of the garden which has an electricity supply and lighting. The surrounding grounds offer a delightful outdoor space for relaxation and recreation, with potential for gardening enthusiasts to create their own oasis. There is a variety of mature shrubs and bushes located within the grounds and patio area for entertaining and alfresco dining. Situated on Wembury Road in Elburton, this property enjoys a prime location with easy access to local amenities, schools, and transport links. The Lodge has to be seen to fully appreciate the accommodation and the grounds on offer.

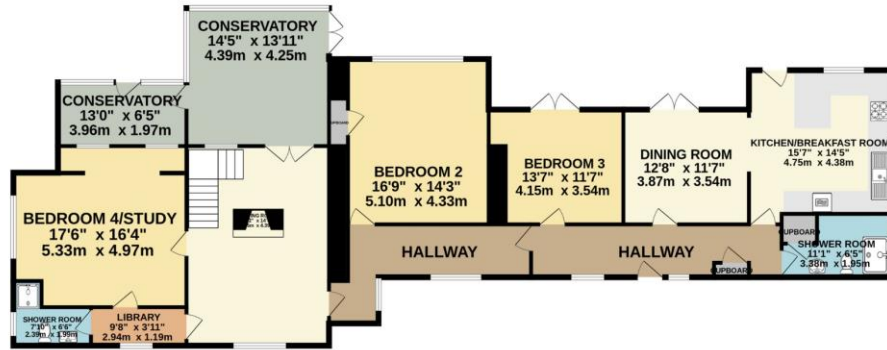
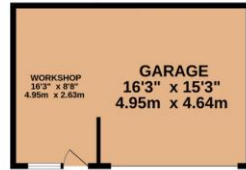
This family home is situated within close proximity to amenities and transport links. Elburton Village offers a wide array of shops to include a cooperative store, post office, butchers and bakers to name but a few. Transport links provide access to the Plymstock Broadway Shopping Centre and the vibrant city centre of Plymouth. Recreational facilities can be found close by to include Horsham Playing Fields and the stunning coastal walks that can be found at Wembury and Heybook Bay.











TOTAL FLOOR AREA : 2726 sq.ft. (253.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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