



Luscombe Maye
Since 1873

Perches Close, MEMBLAND, Newton Ferrers, South Devon

Guide Price £850,000

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A spacious four-bedroom detached residence offering a blend of tranquillity and convenience, set in mature elevated gardens. Situated in a quiet cul-de-sac, the property includes a double garage and horseshoe driveway, providing ample parking and storage.

The ground floor is designed for relaxation and entertainment, featuring a generously proportioned sitting room filled with multi-fuel burner, and an abundance of natural light from large double doors that lead onto a large sun terrace and wrap around garden. The stylish kitchen, a culinary dream, includes a vaulted ceiling, ample storage, and a central island, with open eaves creating a bright and airy atmosphere. An adjacent utility room ensures household chores are convenient. The main dining room is ideal for formal gatherings, whilst the breakfast room offers a more intimate setting for everyday meals. A conveniently located WC completes the ground floor. Ascending to the first floor, four well-proportioned bedrooms await. The primary bedroom is a luxurious sanctuary with its own en-suite bathroom. The additional two doubles and single bedrooms offer ample space for family or guests and a large family bathroom serves the remaining bedrooms. Neutral décor throughout the home offers a blank canvas for personal style.

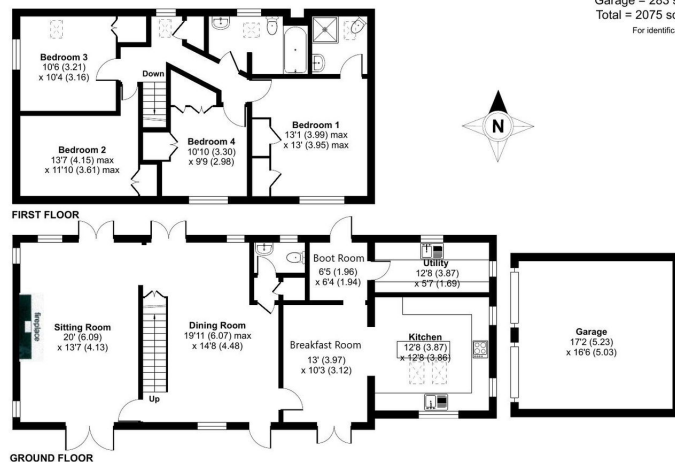
Outside, the multi-tiered garden, complete with stone retaining walls and steps, adds character and interest, while a hot tub provides a relaxing retreat amidst the beautifully landscaped surroundings. The property's elevated position offers stunning views, particularly from the charming balcony overlooking the lush, green landscape.

VERIFIED MATERIAL INFORMATION To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information (<https://moverly.com/sale/Y7dmFhKmEn4eXevcpB2pdu/view>). Alternatively, you can contact our team for this information.



Perches Close, Membland, Newton Ferrers, Plymouth, PL8

Approximate Area = 1792 sq ft / 166.4 sq m
Garage = 283 sq ft / 26.2 sq m
Total = 2075 sq ft / 192.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Luscombe Maye. REF: 1339079

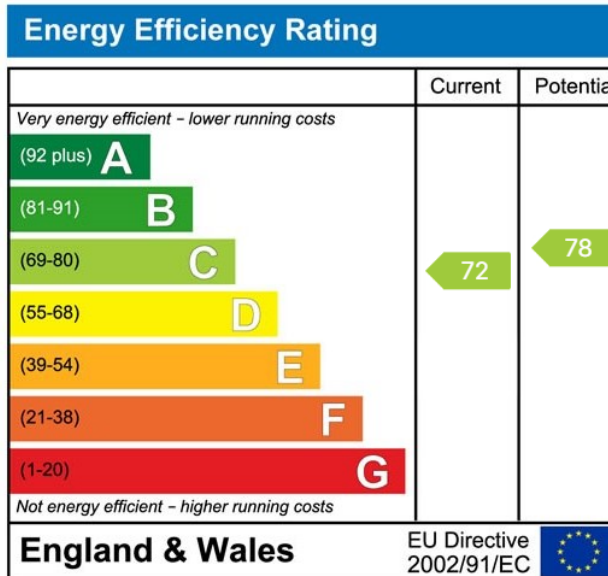


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Use the QR code for further "Material Information" about this home

- Spacious detached family home
- Double garage and driveway
- Tranquil cul-de-sac location
- 4 bedrooms, 2 bathrooms
- Multi-fuel burning stove
- Large terrace and mature gardens
- Attractive kitchen with vaulted ceiling
- Elevated sunny position
- Spacious living areas
- Close to local amenities



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