



Heybrook House

Heybrook Bay, Plymouth, PL9 0BU

Price Guide £525,000



Heybrook House is an individual, detached property offering a rare opportunity to purchase a lifestyle home with fabulous sea views. The accommodation is very well-presented and comprises an open plan lounge/dining room, well-fitted kitchen & 5 bedrooms, with the master having an adjoining nursery/sitting room. There is a family bathroom, a separate shower room, separate wc & a very large utility room. The property benefits from uPVC double-glazing & gas central heating. To the front, side and rear there are easy-to-maintain hard-landscaped gardens with a terrace to the rear which takes advantage of most of the day's sunshine & the amazing views. The property has private off-road parking for up to 3 vehicles.



HEYBROOK HOUSE, HEYBROOK BAY, PLYMOUTH PL9 0BU

ACCOMMODATION

Stained-glass picture uPVC double-glazed front door, with uPVC double-glazed surround, opening into the open plan lounge/dining area.

LOUNGE THROUGH DINING AREA 24'3 x 10'4 (7.39m x 3.15m)

The lounge has 2 seating areas with large uPVC double-glazed windows overlooking the front with sea views. Feature archway through to the dining area. Small-pane fully-glazed door opening to the stairs rising to the first floor. From the lounge and the dining room there are small-pane obscured-glass fully-glazed doors opening into the kitchen area.

DINING AREA 10'2 x 9'2 (3.10m x 2.79m)

Wood-effect laminate floor.

KITCHEN 10'8 x 10'5 (3.25m x 3.18m)

Well-fitted with an extensive range of units comprising eye-level wall cupboards, matching base cupboards and drawers with roll-edged laminate work surfaces and tiled surrounds, incorporating a stainless-steel single-drainer sink unit with mixer tap. Space for electric cooker. Electric cooker point. Integrated fridge/freezer and dishwasher with matching door fronts. Arch through to under-stairs storage area. Tiled floor. Spot lighting. uPVC double-glazed door opening to outside. Both the uPVC double-glazed window and double-glazed door offer a sea view.

FIRST FLOOR LANDING

Original panel doors leading to all rooms. Stairs rising to the second floor. 5 steps up to the utility room. Obscured-glass door opening to the rear porch.

BEDROOM ONE 15'6 x 10'4 (4.72m x 3.15m)

Stripped pine floorboards. uPVC double-glazed window to the front with sea views. Door to the adjoining sitting room/dressing room/nursery.

SITTING/DRESSING ROOM/NURSERY 32'9"16'4" x 29'6"9'10" (10'5 x 9'3)

Double-glazed window to the front with sea views.

BEDROOM TWO 10'10 x 10'6 (3.30m x 3.20m)

Wood-effect laminate flooring. uPVC double-glazed window.

SHOWER ROOM 7'7 x 6'1 (2.31m x 1.85m)

Re-fitted modern shower room with fully-tiled surrounds and a 2-piece suite comprising large walk-in shower cubicle with glass screen and system shower, vanity wash handbasin with mixer tap and 3-drawer storage below. Fitted mirror with light/shaver point over. Chrome heated towel rail. uPVC obscured-glass double-glazed window. Built-in shelved linen cupboard. Extractor fan.

SEPARATE WC 22'11"22'11" x 9'10"26'2" (7'7 x 3'8)

Fitted with a 2-piece suite comprising low-level wc and mini wash handbasin with cupboards below. uPVC double-glazed window.

UTILITY ROOM 14'11 x 10'2 (4.55m x 3.10m)

Concrete floor. Double base unit incorporating sink with small uPVC double-glazed window over. Further uPVC double-glazed window. Fitted pine shelving. Plumbing for washing machine. Wall-mounted Ideal Logic-Combi 30 gas boiler serving the central heating and domestic hot water.

REAR PORCH 5'7 x 4'3 (1.70m x 1.30m)

uPVC double-glazed with a uPVC double-glazed door opening onto the rear garden.

SECOND FLOOR LANDING 14'1 x 6' (4.29m x 1.83m)

uPVC double-glazed window overlooking the rear. Original panelled doors leading to all bedrooms and the bathroom. Hatch with pull-down ladder to fully-insulated partially-boarded loft space.

BEDROOM THREE 14'0" x 8'0" + eaves alcove (4.27m x 2.44m + eaves alcove)

2 uPVC double-glazed windows overlooking the front with fabulous sea views. Eaves alcove storage area.

BEDROOM FOUR 10'11 x 8 + eaves alcove (3.33m x 2.44m + eaves alcove)

uPVC double-glazed window overlooking the front with sea views. Eaves alcove storage area.

BEDROOM FIVE 10'10 x 8'2 (3.30m x 2.49m)

uPVC double-glazed window overlooking the rear. Eaves storage cupboard. Wood-effect laminate floor.

BATHROOM 8'1 x 7'9 (2.46m x 2.36m)

Fitted with a 3-piece suite comprising panel bath with shower screen and system shower, pedestal wash handbasin with mirror and light/shaver point over and low-level wc. The walls are mostly tiled. uPVC obscured-glass double-glazed window. Extractor fan. Spot lighting.

OUTSIDE

The front garden area is mainly hard-landscaped with established tiered beds running down to the roadside. There is a garden area with a paved pathway to the front door and a timber gate to the side. A set of steps up to a further tiered hard-landscaped garden area well-stocked with established planting which leads to a further level area laid to decorative gravel. There is a timber gate leading to a hidden piece of garden, which is surprisingly large. This has been laid to timber decking which needs replacing. This area lends itself to a fabulous viewing spot and offers a very good sea view but could also be further developed as additional parking or even a potential car port/garage (subject to planning). Along the side of the property there is an established hedgerow and a level area of lawn enclosed by timber fencing, with a gate opening onto the side road and to the parking area where there is a hard-standing with a timber shed and 2 private off-road parking spaces with potential 3rd space for a small car/trailer or small boat. Along the rear of the house there is a pathway with steps leading down to a tiled patio with a stainless-steel-&-glass balcony and bench seating. This patio enjoys most of the day's sunshine and is a fabulous spot for taking in a splendid sea view and the south-west coastal path. Small outhouse storage area. Cold water tap.

AGENT'S NOTE

South Hams District Council
Council Tax Band: F

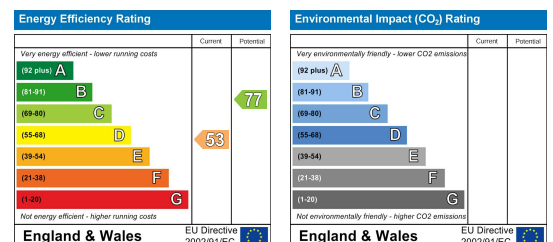
Area Map



Floor Plans



Energy Efficiency Graph



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