



## Little Orchard Dunstone

Yealmpton, Plymouth, PL8 2EL

£460,000



Beautifully-presented detached bungalow situated within this highly sought-after hamlet, nestled in the South Hams countryside on the outskirts of Yealmpton. The property is situated within large secluded grounds offering a high degree of privacy and seclusion with fabulous countryside views. The accommodation briefly comprises an entrance porch, living room with wood burner, fitted kitchen, inner hallway, 2 large double bedrooms and shower room. There is the convenience of a drive, garage and work shop. Double-glazing & electric hot water and heating. Vacant possession with no onward chain.





LITTLE ORCHARD, DUNSTONE, PL8 2EL

ACCOMMODATION

Front door opening into the entrance porch.

ENTRANCE PORCH 11'5 x 5'8 (3.48m x 1.73m)

Glazing to 3 sides providing nice views. Glazed door opening into the kitchen.

KITCHEN 12'1 x 7'9 (3.68m x 2.36m)

Fitted with a range of base and wall-mounted cabinets with matching fascias and work surfaces. Inset single drainer sink unit. Space for free-standing appliances. Electric meter and consumer unit. Recessed cupboard housing the electric water heater. Further recessed cupboard.

LIVING ROOM 18'4 x 10'6 at widest point (5.59m x 3.20m at widest point)

A dual aspect room with fabulous views over the gardens and towards the surrounding countryside. Wood burner set onto a slate hearth. French doors leading to the garden.

INNER HALLWAY 6'6 x 3'6 (1.98m x 1.07m)

Providing an open-plan access to the remaining accommodation.

BEDROOM ONE 23'6 x 9'10 at widest point (7.16m x 3.00m at widest point)

A dual aspect room with views over the garden towards the surrounding countryside.

BEDROOM TWO 21'6 x 8'10 (6.55m x 2.69m)

A dual aspect room with views over the garden.

SHOWER ROOM 7'9 x 4'9 (2.36m x 1.45m)

Comprising a large walk-in shower with a shower system with a fixed head and an additional rinsing attachment plus a fixed glass screen, pedestal basin and wc. Chrome towel rail/radiator. Waterproof panelling to 2 walls. Obscured window to the side elevation.

GARAGE 14'8 x 8'2 (4.47m x 2.49m)

Up-&-over door to the front elevation.

WORKSHOP/STORE 17'2 x 9'11 at widest point (5.23m x 3.02m at widest point)

OUTSIDE

Little Orchard is approached through twin galvanised gates which open onto a driveway leading to the property. There is also a brick-paved parking area leading to the garage. Gardens surround the property offering a high degree of privacy and seclusion, with areas laid to lawn and paving together with a variety of mature shrubs etc.

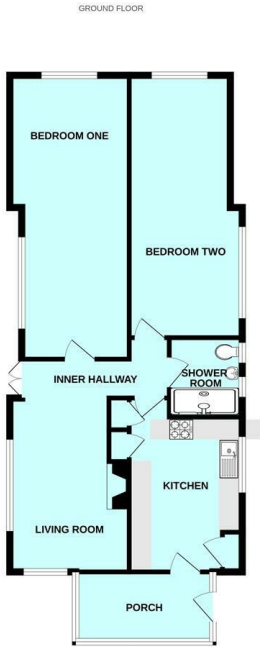
COUNCIL TAX

South Hams District Council  
Council tax band D

Area Map

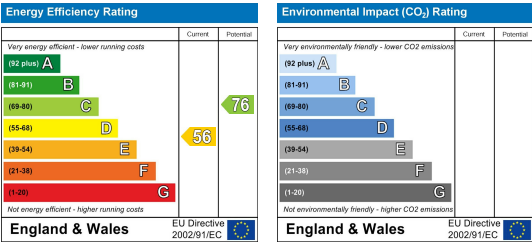


Floor Plans



Made with Mergin CO25

Energy Efficiency Graph



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