




LANG TOWN
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SALES

Pear Tree Cottage, 24 Marine Road, Oreston, Plymouth, Devon, PL9 7NJ


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Price £450,000



A beautifully renovated three double bedroom detached Georgian cottage, ideally positioned just moments from the waterfront and slipway in Oreston. This charming home offers generous driveway parking, level gardens, two spacious reception rooms, and two bathrooms, alongside PVCu double glazing and gas central heating for modern comfort.

Set a stone's throw from the picturesque quay, the property has been thoughtfully updated by the current owners, blending period character with contemporary living. Recent improvements include extensive damp-proofing and insulation works, complemented by stylish finishes throughout. The country-style kitchen has solid wood worktops, exposed stone walls.

The cottage benefits from two separate entrances: a charming stable-style door leading directly into the kitchen, and a second entrance porch providing access to a downstairs WC and the main living accommodation. Inside, there are two impressive reception rooms, both featuring multi-fuel stoves. One is an especially spacious triple-aspect room with direct access to the rear courtyard, creating a wonderfully light and inviting space.

Upstairs, the layout offers flexibility and privacy. The principal bedroom is accessed via its own staircase and enjoys use of an adjacent bathroom, creating a private suite-like feel. Two further well-proportioned double bedrooms are accessed via a second staircase and are served by a stylish family shower room.

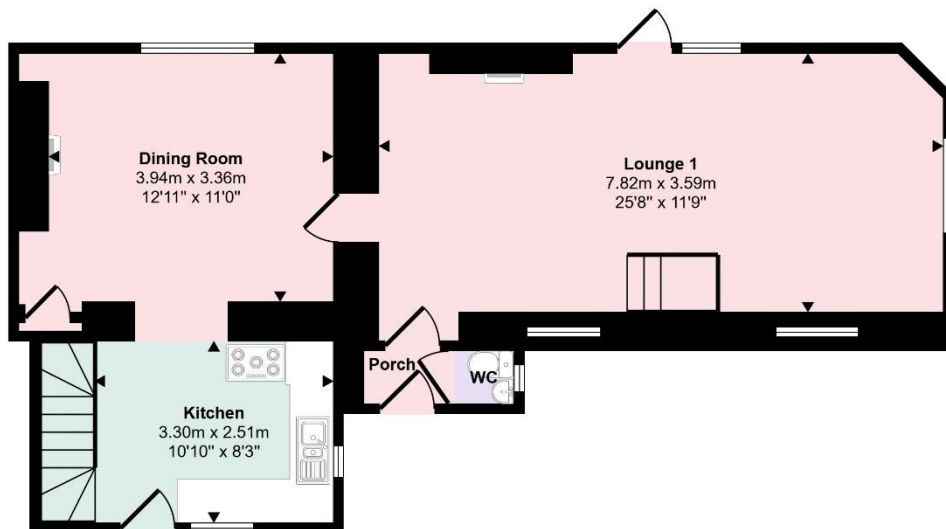
Externally, the property offers a rear courtyard garden and a larger, enclosed front garden, mainly laid to lawn with attractive planted borders and a timber shed. A pedestrian gate opens onto a wide driveway, providing off-road parking for up to three vehicles.



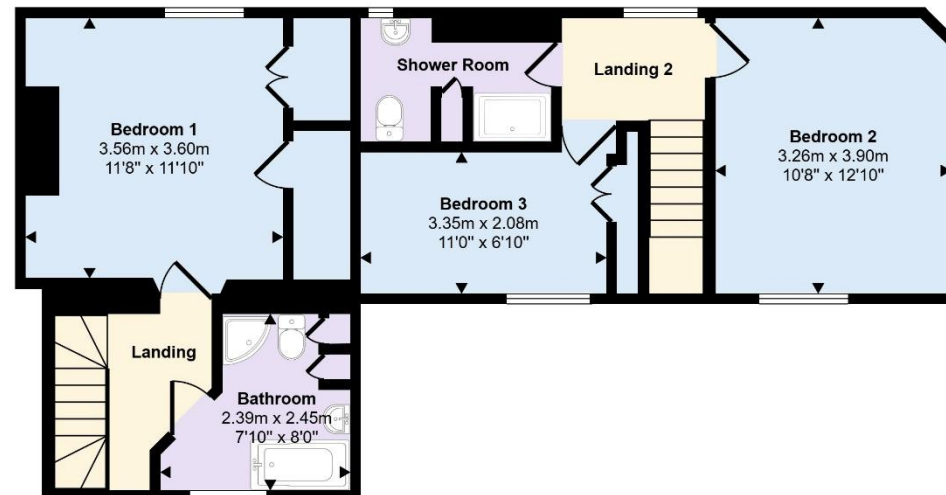
To view this property call Lang Town & Country Estate Agents on **01752 456000**.



Approx Gross Internal Area
123 sq m / 1319 sq ft



Ground Floor
Approx 63 sq m / 677 sq ft



First Floor
Approx 60 sq m / 642 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Lang Town & Country

6 The Broadway

Plymstock

Plymouth

PL9 7AU

Tel: 01752 456000

Email: plymstockoffice@langtownandcountry.com

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