

Wood View, Boldventure, Yealmpton, Plymouth, PL8 2LX

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Price £450,00

Wood View is a charming and surprisingly spacious family home, combining traditional character with practical and flexible accommodation arranged across three floors. The property enjoys a lovely village setting and is complemented by an impressive rear garden, making it particularly appealing to families and those looking for additional space to work from home.

The ground-floor accommodation includes a spacious and welcoming lounge, with a feature open fireplace creating an attractive focal point and a cosy atmosphere during the colder months. Doors open directly onto the enclosed rear garden, providing a lovely connection between the indoor and outdoor living spaces. A separate dining room has been opened through to the kitchen/breakfast room, creating a sociable and practical space, ideal for everyday family life and entertaining. The kitchen is fitted with a range of wooden wall and base units, complemented by solid wood work surfaces, providing a warm and traditional feel. A separate utility room, incorporating a WC, completes the ground-floor accommodation. On the first floor are two generously proportioned double bedrooms, together with a spacious and beautifully appointed four-piece family bathroom. The bathroom combines traditional styling with modern convenience, featuring a freestanding roll-top bath with ball-and-claw feet, a separate double shower enclosure, wash hand basin and WC.

The property has also benefited from a loft conversion, creating a further bedroom on the second floor. This additional accommodation provides excellent flexibility and could equally suit those requiring a guest bedroom or a quiet space away from the main living areas. One of the standout features of Wood View is the extensive rear garden. The current owners have purchased additional land to the rear, creating a particularly generous outdoor space that offers a wealth of possibilities. The garden provides plenty of room for families to enjoy, outdoor entertaining, gardening or simply relaxing in the peaceful surroundings. The additional land also provides valuable off-road parking and the added benefit of a separate home office, ideal for those working remotely or requiring a dedicated workspace away from the main house.

The combination of spacious accommodation, character features and an unusually generous garden makes Wood View a particularly appealing home.

Yealmpton is a picturesque and highly regarded South Devon village, situated within the beautiful South Hams countryside, approximately seven miles east of Plymouth.The village offers a welcoming community atmosphere and a useful selection of everyday amenities, including a village shop, post office, public houses, local eateries and other independent businesses.

Families are well catered for, with Yealmpton Primary School located within the village, whilst further educational facilities can be found in nearby Ivybridge, Plymstock and Plymouth. The surrounding countryside provides excellent opportunities for walking and outdoor pursuits, with the beautiful River Yealm and nearby villages of Newton Ferrers and Noss Mayo offering picturesque waterside scenery, popular pubs and access to the stunning South Devon coastline. Yealmpton is also conveniently positioned for access to the A379, providing connections to Plymouth, Modbury and the wider South Hams area. The nearby town of Ivybridge offers additional shopping facilities and a mainline railway station. Combining the charm of traditional village life with convenient access to local amenities, countryside and coastline, Yealmpton continues to be a popular choice for families and those seeking a more relaxed lifestyle.









Approx Gross Internal Area
124 sq m / 1334 sq ft



Ground Floor
Approx 59 sq m / 635 sq ft

First Floor
Approx 42 sq m / 457 sq ft

Second Floor
Approx 22 sq m / 242 sq ft

Denotes head height below 1.5m

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
Plymouth
PL9 7AU
Tel: 01752 456000
Email: plymstock@langtownandcountry.com
www.langtownandcountry.com

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