



Luscombe Maye

Since 1873

Stoke Road, Noss Mayo

4 3 1



Step inside to discover three levels of thoughtfully designed accommodation. The elegant sitting room/dining room is a highlight, recently laid with an engineered oak flooring continuing from the entrance hallway, full-width oak double-glazed patio doors that open onto a splendid balcony. This expansive outdoor space is perfect for al fresco dining or relaxing. The heart of the home is a beautifully appointed Italian designer kitchen/breakfast room, featuring integrated Siemens appliances including an induction hob, oven, and microwave. Adjacent to the kitchen, a triple-aspect rear porch currently serves as a functional study area. The first floor houses two spacious double bedrooms, one with a well-appointed en-suite bathroom. A separate family bathroom with similar stylish fittings completes the first floor. The lower ground floor offers further versatile living space, comprising two additional bedrooms. One of these bedrooms is complemented by an en-suite shower room. The fourth bedroom, currently configured as a comfortable snug, provides direct access to the rear garden through double-glazed patio doors, making it an ideal retreat. A practical gardener's toilet and an undercroft garden store are also accessible from outside.

Outside, the property truly shines with its generous, mature gardens. The rear gardens are a botanical haven, filled with evergreen shrubs and vibrant seasonal blossoms from camellias, rhododendrons, azaleas, and a magnificent magnolia stellata. Well-structured paths and steps wind through the garden, leading to secluded seating areas with new decking, perfect for relaxation and enjoying elevated water views. A gate at the end of the garden provides easy access to the waterside and Pillory Hill. To the front, a driveway provides ample private off-road parking and leads to a detached garage with power and lighting.

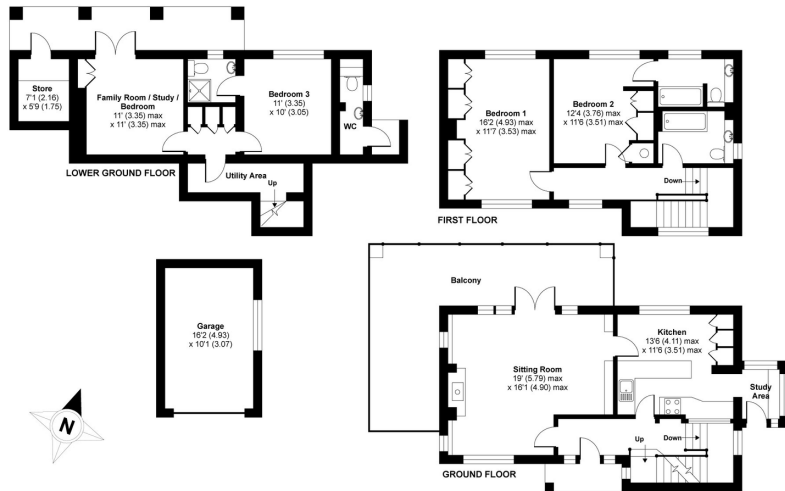
FURTHER INFORMATION As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you; however, we recommend that you verify any information given during the conveyancing process.

Tenure: Freehold Standard construction Electric: mains; Water: mains (metered); Heating: gas; Sewerage: mains; Broadband: FTTP; Mobile signal: <https://checker.ofcom.org.uk>



SnaeFell, Stoke Road, Noss Mayo, Plymouth, PL8

APPROX. GROSS INTERNAL FLOOR AREA 1720 SQ FT 159.8 SQ METRES (EXCLUDES STORE & WC & INCLUDES DETACHED GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
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- Stunning river views from all principal rooms
- Access to public foreshore
- Large glazed balcony and terraces with views of the river
- Generous mature gardens
- Secluded grounds in a central village location
- Detached home
- Versatile accommodation with potential self-contained annex
- Designer kitchen/breakfast room
- Detached garage and off road parking
- Council tax: Band E South Hams District Council

