



2 Ashtree Grove, Elburton, Plymouth, Devon, PL9 8AY

Price £585,000



Tucked away within an exclusive private cul-de-sac of individually designed homes, this exceptional five-bedroom detached residence occupies generous private grounds, offering a tucked away plot whilst remaining within easy reach of an excellent range of local amenities, including highly regarded schools.

Having undergone a programme of modernisation in recent years, the property has been thoughtfully transformed to create a stylish and contemporary family home, perfectly blending modern living with charming character features.

The welcoming entrance hallway leads through to a spacious lounge, where a stunning feature log-burning stove creates a warm and inviting atmosphere with an enviable cottage-inspired aesthetic. The heart of the home is undoubtedly the beautifully appointed kitchen/diner, fitted with a comprehensive range of contemporary wall and base units, integrated appliances and a dedicated dining area, making it the ideal space for both everyday family life and entertaining. French doors provide seamless access onto the rear garden, whilst a cleverly concealed utility room and generous walk-in pantry are discreetly hidden behind a feature wall, adding both practicality and style. There is also a downstairs cupboard, currently used as a cloakroom/storage room, but has electric and plumbing to turn into a shower room.

The ground floor offers three generous double bedrooms, 2 with floor to ceiling fitted wardrobes. The impressive principal suite enjoys direct access to the rear garden and is complemented by a luxurious four-piece en-suite comprising a bath, walk-in shower, wash hand basin and WC. The remaining two double bedrooms are served by a modern family bathroom.

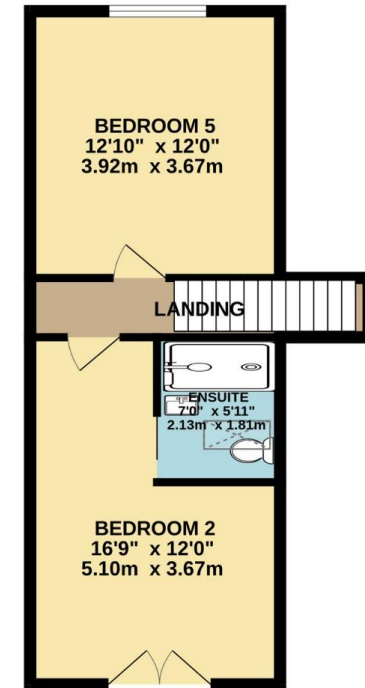
To the first floor are two further well-proportioned double bedrooms, with the second bedroom benefitting from its own en-suite shower room and an attractive Juliet balcony.

Externally, the property continues to impress. To the front, a private driveway provides ample off-road parking and leads to the garage. The garage has electric and heating, and provides access to the loft which is half boarded and has electric also. The beautifully landscaped rear garden has been designed with both relaxation and entertaining in mind, featuring a generous lawn, paved patio seating area and an elevated decked terrace with built in hot tub, all enjoying an excellent degree of privacy. A septic tank for the property is accessed from the rockery.

This superb family home offers the perfect combination of space, style and seclusion in one of the area's most desirable residential settings.

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





TOTAL FLOOR AREA : 1988 sq.ft. (184.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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