



Connells

End-O-Moor Hele Lane To Brag Lane
Shaugh Prior Plymouth

End-O-Moor Hele Lane To Brag Lane Shaugh Prior Plymouth PL7 5HD

for sale offers in the region of
£625,000



Property Description

Peace, space and a front door that opens onto some of Devon's finest walking. Set in around 0.8 acres of mature gardens, End-O-Moor combines a quiet, wildlife-rich setting with a home that has been extended and updated to a high standard.

The area is steeped in history, with Bronze Age remains, the ancient Drewerstone hillfort and the old Plym Valley and China clay heritage all within walking distance. The gardens are visited by buzzards, woodpeckers, and roe deer.

Despite the sense of seclusion, everything is close. The village pub is half a mile away, the bus stop is 80 metres from the gate, and fibre broadband is available. Plymouth is about six miles away, and the South Devon beaches are an easy drive away. Footpaths across the road lead to Cadover, the Dewerstone and Shaugh Bridge, so you can walk straight onto the moor.

Much of the property is new. The 2024 extension added the lounge, study, WC and a utility entrance room. The kitchen was fitted in 2024/25, the boiler was replaced in 2024, and the electrics were renewed and certified in 2026.

Utility Entrance Room

A practical entrance added in 2024, with space for coats, boots and laundry. Ideal after a muddy walk on the moor.

Living Room

22' 1" max x 16' 6" max (6.73m max x 5.03m max)

Forming the social hub of the property, this impressive sitting and dining room is a wonderfully light-filled space, ideal for both relaxation and entertaining. Large windows and bi-fold doors frame stunning views over the south-facing gardens, surrounding valley and picturesque countryside beyond, while sunlight pours into the room throughout the day. Reflecting the unique setting that makes End-o-Moor such a special home, the bi-fold doors open directly onto the beautiful grounds, creating an effortless connection with the surrounding landscape. Radiator.

Kitchen

15' 11" max x 12' max (4.85m max x 3.66m max)

The beautifully appointed kitchen has been thoughtfully updated to create a stylish yet highly practical space for modern living. Centred around a substantial island with seating, the room offers an excellent range of storage cupboards and generous work surfaces, making it ideal for both everyday family life and entertaining. Integrated appliances include a double oven, electric hob, dishwasher and fridge freezer, while an inset sink with mixer tap completes the space. Radiator.

Shower Room

A tastefully presented modern shower room fitted with a walk-in shower enclosure and a sleek vanity unit incorporating a wash hand basin and WC, complemented by an extractor fan and radiator.

Bedroom 1

12' 2" max x 11' max (3.71m max x 3.35m max)

A generous double with a double glazed window, [garden outlook] and radiator, and room for wardrobes.

Bedroom 2

11' 9" max x 10' 10" max (3.58m max x 3.30m max)

A comfortable double with a double glazed window and radiator, and room for wardrobes.

Bedroom 3

11' 4" max x 10' 10" max (3.45m max x 3.30m max)

A third double, equally suited to a guest room or a second workspace, and room for wardrobes.

Study

6' 8" max x 4' 8" max (2.03m max x 1.42m max)

A superb dual-aspect study creating the perfect environment for remote working. Added as part of the 2024 extension, this bright and tranquil space enjoys excellent natural light throughout the day and benefits from fibre broadband availability. Radiator.

WC

A separate WC with vanity basin, convenient for guests and for coming in from the garden.

Outside

Set within approximately 0.8 acres of beautifully maintained gardens, End-o-Moor enjoys an exceptional setting with grounds wrapping around the bungalow and taking full advantage of its elevated position. Sweeping areas of lawn, mature trees and established planting create a wonderful sense of privacy and tranquillity, while a sunny south-facing terrace provides the perfect space for outdoor dining and entertaining, all against a backdrop of delightful rural views.

The property is approached via two separate entrances, one at either end of the grounds, with a newly laid driveway completed in 2023. Gated and generously proportioned, it provides parking for five or more vehicles. The gardens also attract a variety of local wildlife, further enhancing the property's strong connection to its natural surroundings.

Services

Mains water. Private drainage (CCTV inspected 2022). Full LPG central heating and hot water from a combi boiler fitted in 2024. New consumer unit and electrical certification (2026). Fibre broadband available.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

The seller advises that the current EPC rating is prior to renovation.









Ground Floor

Total floor area 112.0 m² (1,205 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

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Property Ref: PLN306288 - 0006