

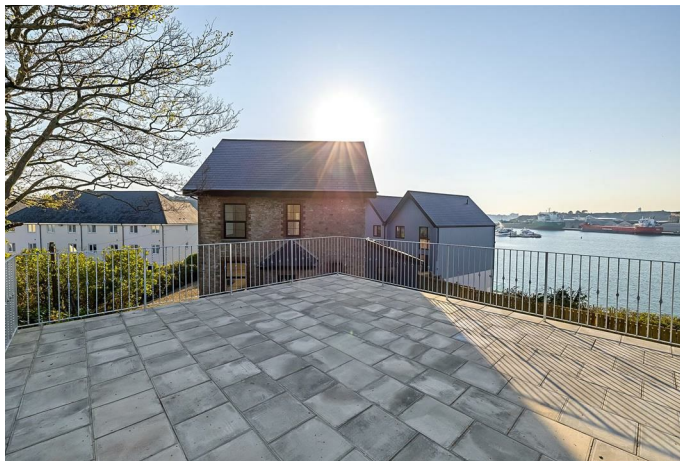
SCOTT
PARRY

— ASSOCIATES —
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

PARK HOUSE BOSTON QUAY, BAYLYS ROAD, PLYMOUTH, PL9 7NQ

£875,000





SOLD - Scott Parry Associates are pleased to report another successful sale - Only 50 yards from the waters edge and with fabulous views over Hooe Lake and the Cattewater, a detached period house with double garage and generous gardens, completely renovated to a contemporary standard throughout and available for immediate occupation with no forward chain. About 2148 sq ft, 29' Sitting Room, 22' Open Plan Kitchen/Dining/Family Room, Luxurious Principal Bedroom with Juliet Balcony and Ensuite Shower Room, 3 Further Bedrooms, Family Shower Room/WC, Electric Gated Driveway, Ample Parking, Double Garage with 360 sq ft river facing Terrace, Generous Gardens. Potential use of Private Slipway.

MOUNTBATTEN WATERFRONT AND MARINAS 3 MILES,
CITY CENTRE 3 MILES, WEMBURY BEACH 5 MILES,
EXETER 45 MILES

LOCATION

Park House is conveniently situated in Oreston village, in a prized position close to the waters edge and with lovely views taking in the River Plym, the Cattewater and the mouth of Hooe Lake and westwards across Plymouth Hoe with Smeatons Tower and the landscape of Mount Edgecumbe Park in Cornwall on the horizon.

Oreston is a well equipped suburb of Plymouth with good road access allowing easy commuting into the Plymouth city centre and the A38 for Exeter and beyond. Steeped in history due to its long frontage to the tidal waters of the River Plym with Plymouth Sound only 1 nautical mile by boat making this the perfect setting for watersports enthusiasts, boating and yachtsmen. Oreston has a Community Academy (rated "Good" by Ofsted) and various shops with straightforward access to supermarkets and other amenities. There is a private slipway and the new owner of Park House could use this subject to subscription to the Baylys Quay Management Company. In addition there is a public slipway. There is a sheltered and very popular marina at Mountbatten together with a sailing club and watersports centre. The South West Coast Path runs through the village and enables easy exploration of the beautiful South Devon coastline. A pedestrian ferry runs from Mountbatten to the Plymouth Barbican allowing easy access to the city centre and historic waterfront of Plymouth.

DESCRIPTION

Park House comprises a detached period residence which has recently been completely remodeled and renovated to a luxurious standard and now provides the perfect modern waterside home with handsome stone elevations and a cool contemporary interior. The property is well suited to a busy family seeking the convenience of proximity to the village and city amenities and yet only moments away from the waters edge providing boundless leisure and lifestyle opportunities. A rare opportunity in this prized waterside setting.

The remodeling incorporates features such as new double glazed windows and doors throughout, new roof, new heating system with air source heat pump driven underfloor heating on the ground floor and electric boiler/radiator system on the first and second floors, new kitchen, new bathrooms and excellent levels of insulation.

The accommodation is laid out over three floors extending to about 2148 sq ft and briefly comprising - GROUND FLOOR - 2 x Entrance Porches - 428 sq ft Open Plan Kitchen/Dining/Family Room - 29' Sitting Room - Cloakroom/WC - FIRST FLOOR - 14' Bedroom with Ensuite Shower Room/WC - 2 Further Bedrooms - Family Bath/Shower Room - SECOND FLOOR - Luxurious 23' Principal Bedroom with Juliet Balcony providing a wonderful outlook over the water and having a Dressing Room and Ensuite Bath/Shower Room - this room has potential perhaps for use as another Sitting Room capitalising on the views.

OUTSIDE

Electric remote control gates lead onto a long private tarmac drive (with courtesy lighting) providing an ample parking amenity. This in turn leads to the superb double garage with electric door and also providing ample space for storing kayaks, sups and other watersports paraphernalia.

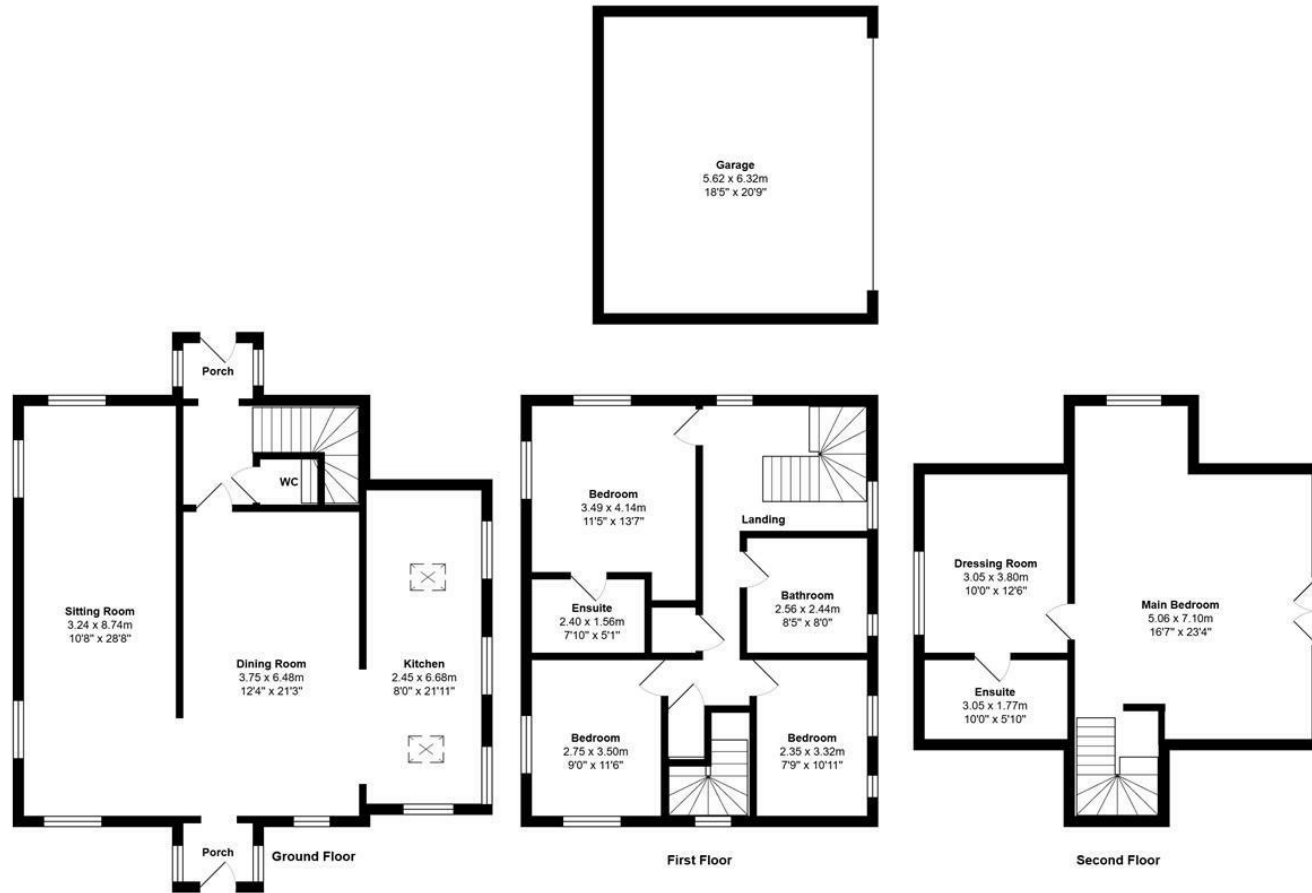
Above the garage there is a fantastic paved roof terrace of about 360 sq ft, the roof terrace has wrought iron railings and provides a great vantage point from which to observe the garden and the tidal waters of the mouth of the River Plym.

The generous gardens are predominantly lawn and there is ample space for the creative gardener to landscape to their own personal taste. There is also wide graveled terraces immediately surrounding the house which provide a sheltered and low maintenance environment.

EPC RATING - TBC, COUNCIL TAX BAND - TBC
SERVICES - Mains water, electricity, drainage and gas. Broadband - Ultrafast available, Mobile Coverage - Indoor - Likely/Limited, Outdoor - Likely.

DIRECTIONS

Using Sat Nav - Postcode PL9 7NQ - the property will be found on the left hand side when entering Boston Quays.



Total Approximate Area - 199.5 m² ... 2148 ft² (excluding garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

©241Photography for Scott Parry Associates



These particulars should not be relied upon.