



44 Longlands Drive, Heybrook Bay, Plymouth, Devon, PL9 0BL



# Price £675,000

Occupying a fabulous-sized plot in the highly desirable location of Longlands Drive, Heybrook Bay, this individually designed detached family home is truly impressive. The property enjoys spectacular coastal sea views and is ideally positioned within close proximity to the South West Coast Path, with Wembury Point lying to the south-east.

Approached via a gravelled driveway, the property offers ample off-road parking and access to an electric remote-controlled double garage. The accommodation is particularly spacious and well proportioned throughout. On the ground floor there is a generous entrance hall with cloakroom/WC, a well-appointed utility room with plumbing for a washing machine, space for a tumble dryer, sink and drainer, and a door providing side access. There is also a sizeable study/home office and a double bedroom, offering flexible living arrangements.

The first floor is the real heart of the home, featuring a generous lounge/diner with doors opening onto a balcony, from which the stunning coastal views can be fully appreciated. The modern kitchen/breakfast room is fitted with granite work surfaces and a comprehensive range of integrated appliances, including two fridges, a freezer, dishwasher and a range-style cooker. There are three further double bedrooms on this level, with the master bedroom benefitting from a walk-in wardrobe and a luxurious four-piece en-suite bathroom. The en-suite comprises a shower cubicle, bath, wash hand basin and WC, with fully tiled walls and underfloor heating. The main family bathroom is also a fully tiled four-piece suite.

Externally, the charming rear garden features large lawned areas and various seating spaces, all surrounded by a wealth of mature trees and shrubs. The garden also enjoys magnificent coastal sea views, creating a peaceful and private outdoor retreat.

Heybrook Bay is a well-regarded coastal village offering a public house and restaurant. Approximately one mile away is the village of Down Thomas, which provides a post office, general store, public house and restaurant. Plymouth City Centre is around ten miles distant; however, one of the main attractions of this beautiful coastal location is undoubtedly the picturesque walks along the South West Coast Path.

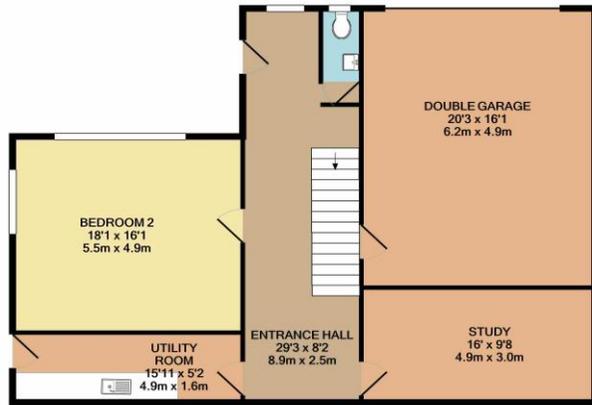
An early inspection is strongly recommended to fully appreciate both the outstanding location and the generous accommodation on offer.

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

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GROUND FLOOR  
APPROX. FLOOR  
AREA 1022 SQ.FT.  
(95.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1378 SQ.FT.  
(128.0 SQ.M.)  
TOTAL APPROX. FLOOR AREA 2400 SQ.FT. (223.0 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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