



‘Benhay’ 100 Furzehatt Road,  
Plymstock, Plymouth, PL9 8QY



# Guide Price £675,000



Available to the market for the first time in over thirty years 'Benhay' is situated in the heart of Plymstock on a fantastic plot of over 1/3 of an acre. This fabulous, imposing detached Grade II listed period home once formed part of the Duke of Bedford Estate, set within its own private walled and hedged gardens the property offers privacy and seclusion from many aspects within the established grounds whilst offering easy access to the wide range of local amenities that can be found within Plymstock.

The property offers flexible and versatile accommodation to suit a wide range of potential purchasers, the accommodation comprises; entrance porch, hallway, generous size lounge, separate dining room, study, kitchen breakfast room, utility and separate WC. Boiler room, garage and workshop. On the first floor there are four double bedrooms, the main bedroom has the benefit of an en-suite shower room and dressing area with fitted wardrobes. Bedroom 2 also has a separate dressing room with vanity wash hand basin. There is also a generous size bathroom with a three-piece suite.

Set within the walled garden are a set of double gates that provide vehicular access to the garage and ample off-road parking. The well-stocked mature garden has a fantastic range of mature shrubs and trees, and a well-maintained market garden offers an array of fruits and vegetables.

There was planning in principle which has now lapsed for a separate dwelling. There is possibility of development potential should a purchaser wish to re-submit an application.

Plymstock is a well regarded location and has a host of amenities to tempt any prospective purchaser. Amenities that are on offer include primary schools and secondary education and a wide range of shopping facilities can be found at the Broadway Shopping Centre. Further amenities include Doctor Surgeries, dental practises and transport links provide access to the vibrant Plymouth City Centre. At Mount Batten there is a water taxi providing access to the historic Barbican waterfront. Recreational facilities can be found a short distance from the property including Staddon Heights Golf Club, Mount Batten Water Sports Centre and the beautiful coastline including Wembury and Bovisand beaches.

A viewing of the property is highly recommended to fully appreciate not just the wonderful character the property has to offer but to also the amazing grounds that it sits within.



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



# Continued

## GROUND FLOOR

ENTRANCE HALL

LOUNGE 19' 2" x 13' 0" (5.84m x 3.96m)

DINING ROOM 15' 8" x 13' 1" (4.78m x 3.99m)

KITCHEN/DINER 0' 0" x 12' 10" (0m x 3.91m)

STUDY 11' 4" x 8' 9" (3.45m x 2.67m)

DOWNSTAIRS WC

UTILITY

GARAGE & WORKSHOP 22' 9" x 14' 6" (6.93m x 4.42m)

## FIRST FLOOR

BEDROOM 1 14' 7" x 10' 7" (4.44m x 3.23m)

BEDROOM 2 13' 1" x 10' 4" (3.99m x 3.15m)

BEDROOM 3 18' 0" x 8' 10" (5.49m x 2.69m)

BEDROOM 4 16' 3" x 13' 3" (4.95m x 4.04m)

BATHROOM

DRESSING ROOM

## PROPERTY INFORMATION

Tenure: Freehold

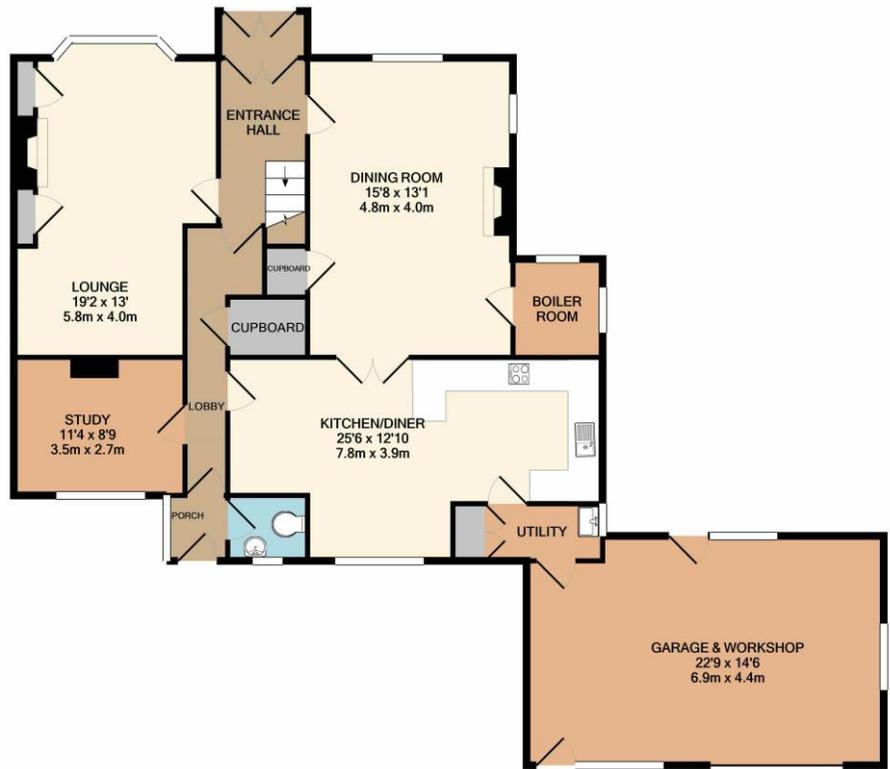
Local Authority: Plymouth City Council

Council Tax: Band F

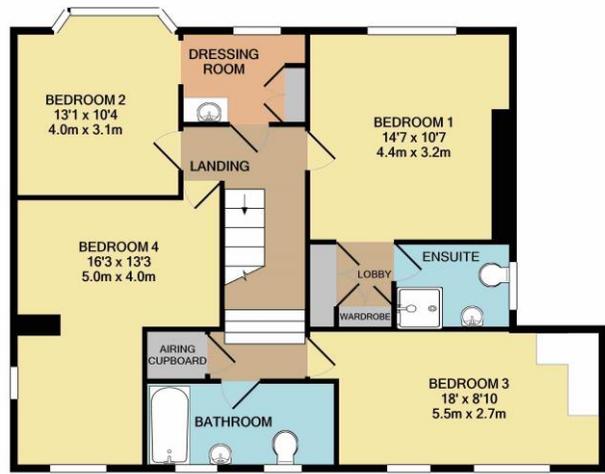
Postcode code for sat nav: PL9 8QY







GROUND FLOOR  
APPROX. FLOOR  
AREA 1422 SQ.FT.  
(132.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 922 SQ.FT.  
(85.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2344 SQ.FT. (217.7 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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