



Luscombe Maye
Since 1873

Barton Road, Plymouth, PL9 9RQ

4 2 2



An exceptional four-bedroom waterside residence commanding an enviable position overlooking the ever-changing waters of Hooe Lake, where contemporary living meets an outstanding coastal lifestyle. Arranged over three floors, the property has been created to make the most of its spectacular surroundings, with generous, light-filled accommodation.

The heart of the home is an impressive open-plan kitchen, dining and living area where large glazed doors open onto the enclosed west-facing garden, creating a seamless connection between inside and out. Ideal for entertaining family and friends or simply enjoying the peaceful surroundings, the garden has been designed for low-maintenance enjoyment. A cloakroom and fourth bedroom, equally suited as a home office, guest suite or playroom, complete the ground floor. The first floor is dedicated to relaxation, with an elegant sitting room opening onto a private balcony overlooking Hooe Lake. Also on this floor is a spacious double bedroom with its own en-suite shower room. Occupying the upper floor, the principal bedroom provides a luxurious retreat with a second private balcony, once again taking full advantage of the breathtaking outlook. A further generous double bedroom and a beautifully appointed family bathroom complete the accommodation.

Outside, the enclosed rear garden leads to 2 allocated parking spaces.

Hooe Lake is one of Plymouth's hidden gems, renowned for its natural beauty, tidal waters and strong sense of community. Popular with paddleboarders, kayakers, sailors and nature lovers alike, it offers a lifestyle that is increasingly difficult to find—peaceful and picturesque, yet within easy reach of the city, the South West Coast Path and the stunning beaches and sailing waters of Plymouth Sound.

Material Information To ensure legal compliance, we require our sellers to provide a Material Information Guide and title document. Please scan the QR code or click the link <https://moverly.com/sale/Kb1TozTYUBi8qt3TLUAfS8/view> to access the additional online material information.

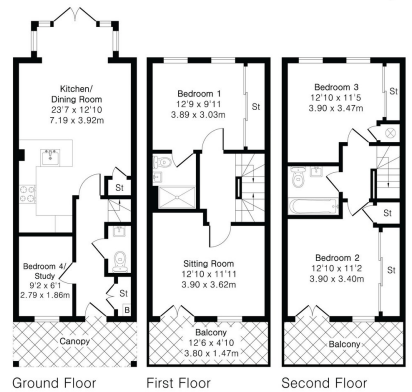


Approximate Gross Internal Area 1155 sq ft - 108 sq m

Ground Floor Area 409 sq ft - 38 sq m

First Floor Area 373 sq ft - 35 sq m

Second Floor Area 373 sq ft - 35 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.

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Use the QR code for further "Material Information" about this home

- Exceptional four-bedroom contemporary waterside home
- Two private balconies enjoying uninterrupted panoramic water views
- Immaculately presented throughout with stylish, versatile accommodation
- Two allocated off-road parking spaces
- Outstanding lifestyle location
- Prime position overlooking the picturesque, tidal waters of Hooe Lake
- Stunning open-plan kitchen, dining and living space with direct access to the garden
- Enclosed, low-maintenance west-facing garden, ideal for outdoor entertaining
- A short distance from the South West Coast Path
- Situated within the highly sought-after Hooe and Plymstock area

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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