



Luscombe Maye
Since 1873

New Road, Yealmpton, Plymouth, Devon, PL8 2HH

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Occupying an enviable elevated position with a coveted southerly aspect, this beautifully presented and immensely characterful residence enjoys panoramic views across the village and rolling South Hams countryside.

A welcoming glazed entrance porch opens into an impressive reception hall, immediately setting the tone for the character found throughout the home. The elegant snug enjoys a striking bay window framing uninterrupted views across the village and surrounding countryside. The superb triple-aspect sitting room is flooded with natural light and enjoys spectacular far-reaching views through a large picture window. French doors open directly onto the rear terrace. A further reception room currently arranged as a dining room offers excellent flexibility and could equally serve as a fourth bedroom or guest suite. The kitchen has been comprehensively fitted with an extensive range of quality cabinetry complemented by granite worktops and attractive oak flooring. Adjacent lies a practical utility room providing additional storage with direct access to the rear garden. Completing the ground floor are a dedicated home office and cloakroom.

The first floor continues to impress with a bright landing enjoying elevated views. The principal bedroom is particularly spacious and benefits from a large bay window capturing the magnificent outlook, and a stylish en-suite shower room. Bedroom two enjoys equally impressive views, while bedroom three offers fitted wardrobes and period character. These rooms are served by a well-appointed family bathroom.

The gardens have been thoughtfully landscaped to make the most of the elevated setting and exceptional outlook. Generous paved terraces and meandering pathways lead through beautifully established gardens. Approached via a sweeping gravel driveway, the substantial detached double garage provides excellent parking and storage.

erified Material InformationTo ensure legal compliance, we require our sellers to provide a completed Property Information Questionnaire. Please scan the QR code or follow the link (<https://moverly.com/sale/LeqXgD5x16b9WE2Rwygw7F/view>).



Hern House, New Road, Yealmpton, PL8 2HH

Approximate Gross Internal Area = 188.81 sq m / 2011 sq ft

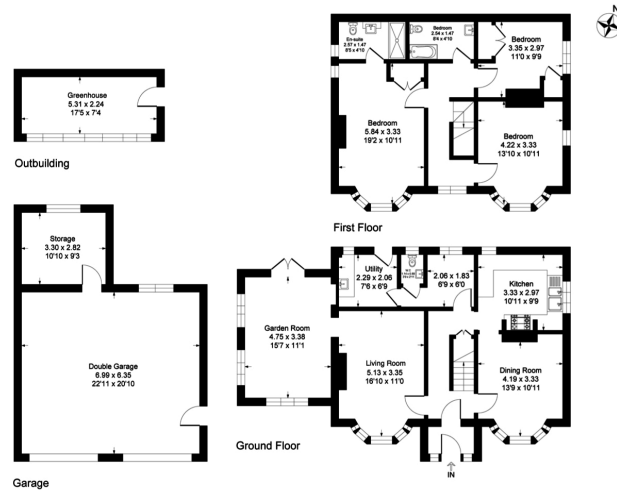
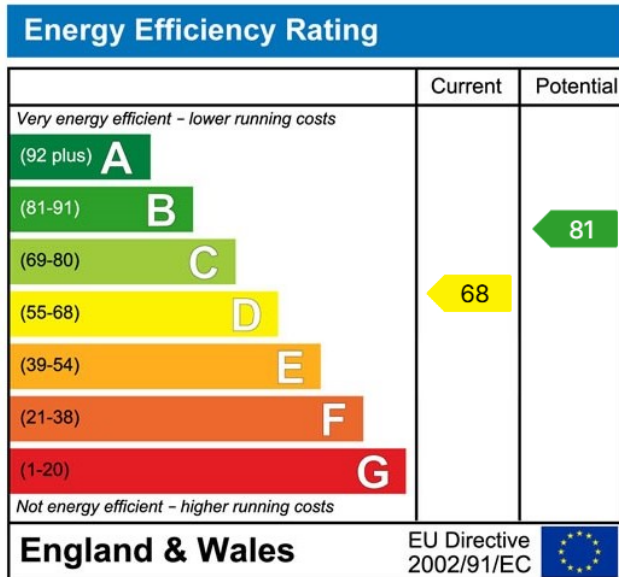


Illustration for identification purposes only, measurements are approximate, not to scale.



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

- Motivated vendor
- Three reception rooms.
- Large corner plot
- Double garage
- Panoramic country & village views
- Occupying an elevated position
- Detached Residence
- Mature well stocked garden
- Ample private parking
- Retains character & charm



Yealmpton:
 The Old Bakery, Market Street, Yealmpton PL8 2EA
 01752 880044
yealmpton@luscombemaye.com
www.luscombemaye.com