



New Road

Yealmpton, Plymouth, PL8 2HH

£725,000



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BOWTHICK, NEW ROAD, YEALMPTON, PL82HH

LOCATION

Yealmpton is set in the beautiful South Hams countryside, just above the head of the Yealm estuary providing lovely walks along the river. Dartmoor National Park is to the north east and the coastline to the south with its beautiful estuaries, cliffs and beaches. The yachting haven of Newton Ferrers is within a short drive as are golf courses and the Dartmoor National Park. The city of Plymouth is an easy commute with the village offering health care facilities and an active community including a wide range of social and sporting clubs and societies. Within Yealmpton, there are a number of excellent local amenities including 2 welcoming pubs, 2 local shops, a hairdresser, an optician, a health centre, a Chinese takeaway and a farm shop.

SUMMARY

A superb opportunity to acquire this impressive older-style detached house situated in a commanding position set within generous grounds providing fantastic views over Yealmpton including the church and towards woodland. The accommodation briefly comprises an entrance hall, lounge, additional sitting room, kitchen/dining room, separate utility and a downstairs cloakroom/wc. On the first floor a spacious landing provides access to 4 double bedrooms, family bathroom and a master ensuite shower room. Garage. Fantastic gardens with various patio and decking areas and mature planting. The property is close to the village centre and is within easy reach of the local amenities.

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL

25'1 x 6'11 at widest point (7.65m x 2.11m at widest point)

Doors providing access to the ground floor accommodation.

Staircase ascending to the first floor. Under-stairs cupboard. Fitted book-shelving. Hard wood flooring. Inset ceiling spotlights.

LOUNGE

21'1 x 10'10 (6.43m x 3.30m)

A dual aspect room with a window to the front elevation and French doors to the side elevation opening onto a south-west facing decking area. Fireplace with cast inset, timber surround, polished stone hearth and a 'Living Flame' style gas fire.

KITCHEN/DINING ROOM

21'1 x 10'10 (6.43m x 3.30m)

An open-plan room with ample space for dining table and chairs. Dual aspect with a window to the front elevation providing lovely views and an additional window to the side elevation overlooking some of the gardens. The kitchen area is fitted with a range of matching cabinets with work surfaces and splash-backs. Inset one-&a-half bowl single drainer sink unit. Built-in double oven and grill. Separate 4-burner gas hob with a stainless-steel splash-back and cooker hood above. Space and plumbing for dishwasher. Space for free-standing fridge-freezer. Doorway opening into the utility room.

UTILITY ROOM

9'9 x 5'10 (2.97m x 1.78m)

Base and wall-mounted cabinets. Inset stainless-steel sink unit. Space for washing machine. Space for tumble dryer. Cupboard housing the electric meter and consumer unit. Wall-mounted gas boiler. Window to the rear elevation. Doorway leading to outside.

SITTING ROOM

13'11 x 10'3 (4.24m x 3.12m)

A useful additional reception room. French doors opening onto the south-westerly facing decking.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a wc and pedestal basin. Tiled floor. Obscured window to the rear elevation.

FIRST FLOOR LANDING

21' x 6'5 (6.40m x 1.96m)

A spacious landing providing access to the first floor accommodation. Cupboard. Loft access hatch. Picture rail. Window to the front elevation providing lovely views. Velux style skylight to the rear providing additional natural light.

BEDROOM ONE

17'5 x 10'11 (5.31m x 3.33m)

Dual aspect with windows to the front and side elevations providing views of the lovely surrounding area, including the church. Recessed cupboard. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM

7'8 x 4'8 (2.34m x 1.42m)

Comprising an enclosed shower, pedestal basin and wc. Chrome towel rail/radiator. Wall-mounted mirror. Tiled floor. Partly-tiled walls. Inset ceiling spotlights.

BEDROOM TWO

13'11 x 10'3 (4.24m x 3.12m)

Window to the side elevation with lovely views. Picture rail.

BEDROOM THREE

11' x 10'11 (3.35m x 3.33m)

Window to the front elevation with fabulous views. Picture rail.

BEDROOM FOUR

10'9 x 9'9 (3.28m x 2.97m)

Window to the side elevation with nice views.

FAMILY BATHROOM

9'7 x 5'9 (2.92m x 1.75m)

Comprising a bath with a tiled area surround, curved glass screen and a shower system over, wall-mounted basin with a matching tiled splash-back and wc. Mirrored bathroom cabinet. Obscured window to the rear elevation.

GARAGE

17'9 x 9'6 (5.41m x 2.90m)

Up-&-over door to the front elevation.

OUTSIDE

The house is set within generous grounds, mainly laid to lawn but incorporating various nooks and crannies, established mature planting and patio areas. There are lovely views over the surrounding area.

COUNCIL TAX

South Hams District Council

Council tax band F



Road Map



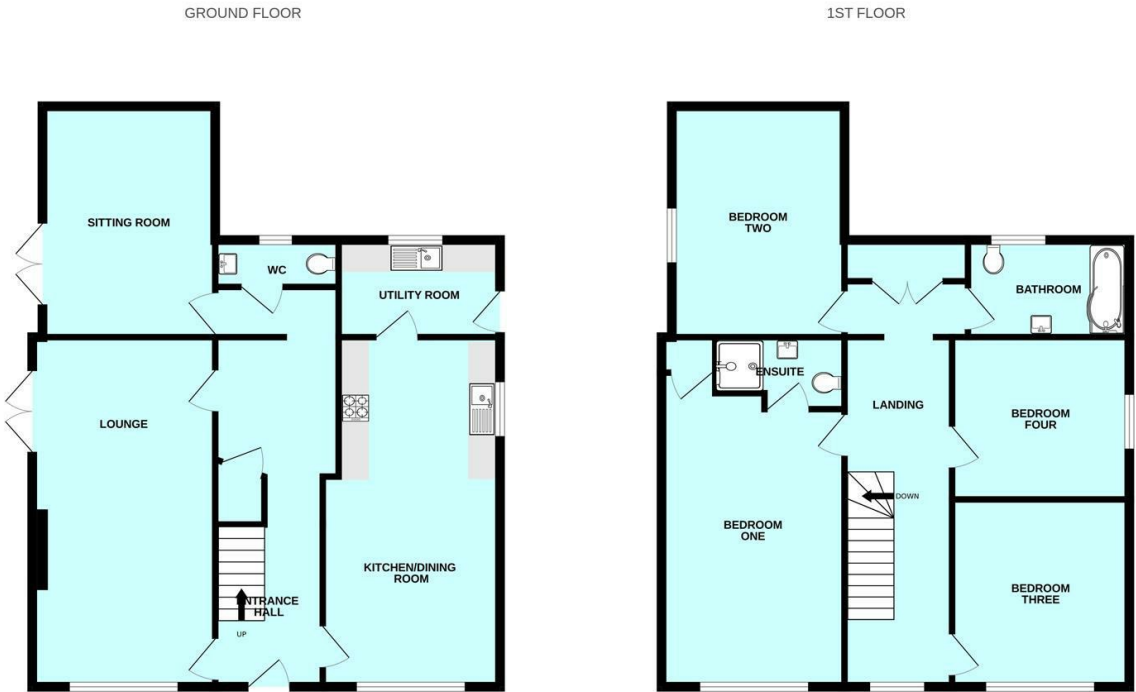
Hybrid Map



Terrain Map



Floor Plan

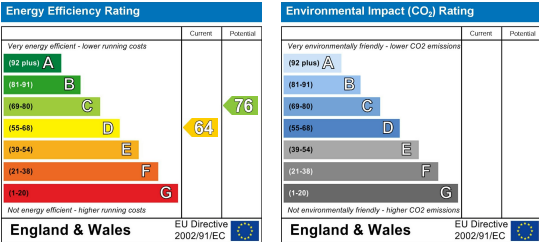


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Viewing

Please contact our Plymouth Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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