



LANG TOWN
& COUNTRY

The Pearn, Apartment 10, 44 Egguckland Road, Hartley, Plymouth, PL3 5DQ



Price £375,000



We are delighted to present this outstanding apartment within The Pearn, an elegant Grade II listed residence set amidst beautifully landscaped communal gardens in the highly desirable Hartley area. Combining timeless period architecture with contemporary luxury, this peaceful retreat enjoys excellent access to local amenities, the City Centre, regular bus routes, and the A38.

Originally constructed in the 1890s and sympathetically refurbished in 2018, The Pearn comprises just ten luxurious apartments designed exclusively for the over-55s. The building has been restored to an exceptional standard, seamlessly blending heritage charm with modern comfort to create a refined and exclusive living environment.

Situated on the first floor and accessed via the beautifully restored West Wing entrance, this apartment is one of the largest within the development with in turn has ample storage throughout. Beyond the impressive communal hallway and sweeping staircase, the property opens into an exceptionally spacious and light-filled interior. A welcoming entrance hallway provides generous storage alongside a practical utility room with space for additional appliances.

At the heart of the home is the stunning open-plan living, dining, and kitchen space an expansive and elegant area perfectly designed for both everyday living and entertaining. Dual-aspect windows flood the room with natural light while framing picturesque views across the tranquil communal grounds. The contemporary kitchen is beautifully appointed with integrated appliances and a stylish central island, creating a sociable focal point for gatherings with family and friends. There is also a separate utility room.

A particularly rare and desirable feature of this apartment is its own private external access via a rear staircase leading directly into the living space, offering added independence, privacy, and convenience for both residents and guests.

The generous principal bedroom benefits from a stylish en suite shower room and a spacious walk-in wardrobe, while a second double bedroom and a beautifully finished modern bathroom complete the accommodation. Each room has been thoughtfully designed to maximise comfort, light, and functionality.

Residents enjoy access to the immaculately maintained communal gardens, ideal for peaceful walks or relaxing outdoors, together with an allocated parking space, phone entry system and ample visitor parking.

Offering an exceptional combination of elegant architecture, spacious contemporary interiors, and private access, this unique apartment represents luxury later-life living in a quiet yet well-connected setting.

We understand the apartment is a share of freehold with each resident owning 10% each and the Lease has 991 years remaining and subject to a service charge of approximately £3158.40 per year, but this is subject to periodic review. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



To view this property call Lang Town & Country Estate Agents on **01752 256000**.

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TOTAL FLOOR AREA: 1137 sq.ft. (105.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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