



Church Road, Plymstock, PL9 9AX

CHRISTOPHER'S
SOUTH HAMS



Christopher's South Hams are delighted to market this detached house neatly tucked away and set back from the road; blink and you miss it, yet in a very convenient location close to amenities.

This lovingly maintained property is coming to the open-market for only the second time ever and is a superb example of a 1930s family home with its picture post-card, double-fronted exterior. Showcasing period accurate features including sash windows, exposed beams, ornamental fireplaces and picture rails this property offers flexible accommodation. Of particular note is the very attractive and unique stain-glass window taking centre-stage on the stairwell and framing a delightful south-facing outlook.

The central entrance vestibule and hall, flanked by the two reception rooms leads to the farmhouse style kitchen/breakfast room that displays a wealth of fitted shaker-style units in country-cream, complimented by peppermint hues on the walls. This is a light and bright space overlooking the courtyard garden, with doors to the same and taking in a lovely south-facing aspect. Both the sitting room and second reception room have feature bay windows, again nodding to this home's history, and the sitting room has double doors onto a secluded part of the rear garden, perfect for its south-facing position.

Upstairs there are two, very spacious, double bedrooms and a single bedroom that has currently been re-purposed as a dressing room. The principal suite boasts a fantastic triple aspect, dousing the room in natural light and also enjoys an ensuite shower-room. A well-appointed family bathroom, with roll-top bath and overhead shower, completes the accommodation.

Outside, a block paved parking area for 2 vehicles immediately welcomes you before the sweeping, manicured lawn and pathway invite you to the main door. Alternatively pop your car away in the rear garage and head through the pedestrian door straight into your private courtyard beside the kitchen. At the side of the house is an attached workshop with light and power – primed for a plethora of uses.

Immaculately presented and decorated, this home is ready for the next generation to fall in love with it and is offered with no onward chain.

Key Features

Detached 1930s Home with Attractive Double-Frontage & Period Features Inside
Downstairs Cloakroom
Farmhouse Style Kitchen/Breakfast Room
1/2 Reception
3/4 Bedrooms
Large Garden
Workshop with Light & Power
Garage with Light, Power & Plumbing
Parking
Walking Distance to Amenities

Situation & Amenities

With the earliest surviving reference of 'Plemestocha' being seen in the Domesday Book, the former civil parish of Plymstock is undoubtedly a geographical and historical suburb integral to the South Hams. Shrouded in Folklore, Plymstock comprises 10 little villages, including Elburton, Billacombe, Goosewell, Hooe, Mount Batten, Oreston, Pomphlett, Staddiscombe, Turnchapel and Plymstock proper. With a wealth of amenities, Plymstock offers a pedestrianised shopping precinct, banks, library and superstores. On the outskirts, there are several public spaces and sport facilities including rugby pitches, a well renowned golf course as well as a commercial driving range. There is a good choice of primary and secondary schools as well as the popular parish church of St. Mary & All Saints. Plymstock is a commuter's dream, with frequent buses and easy access to the facilities of Plymouth City Centre, railways and General & District Hospitals. There is also a unique water-taxi linking Mount Batten to the celebrated Plymouth Barbican sitting on the vibrant waterfront. There is certainly much to enjoy.

Services: All Mains Services Connected.

Tenure: Freehold.

Due to the rural location here in the South Hams, Broadband & Mobile phone coverage can vary so please take a look at the Ofcom & OpenReach websites for more details about availability & coverage.

Local Authority:

Plymouth City Council,
Plymouth, PL1 3BJ

Council Tax Band: E

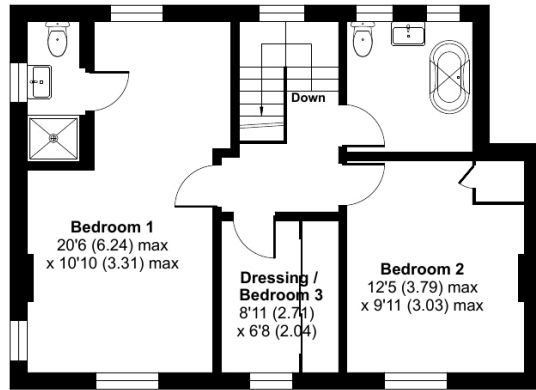
Viewings:

Strictly by appointment through
Christopher's South Hams
01752 746 550

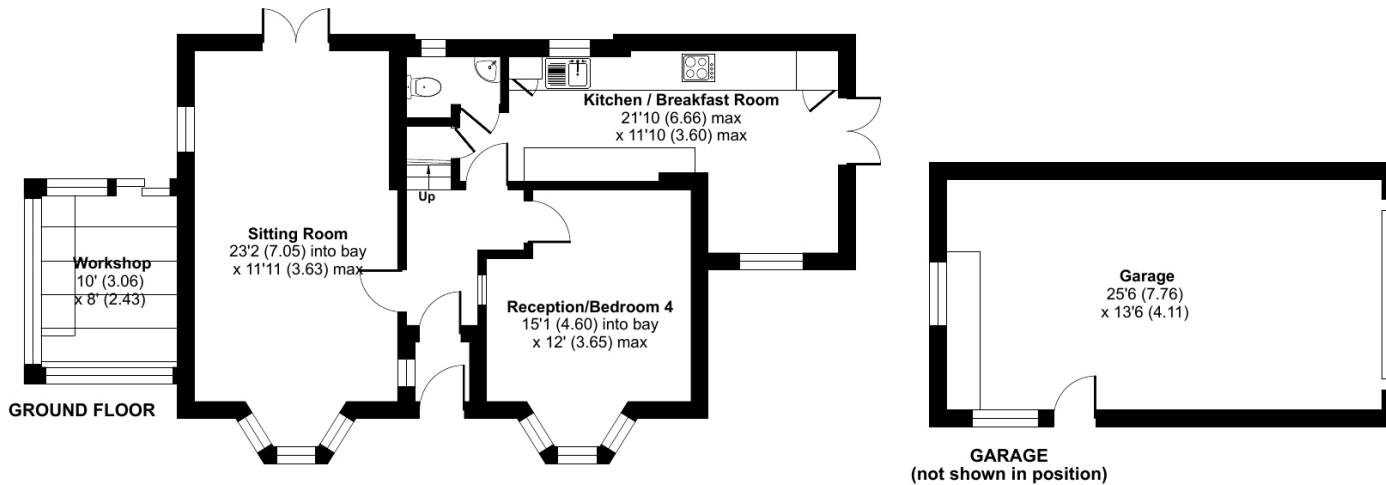


Church Road, Plymstock, Plymouth, PL9

Approximate Area = 1288 sq ft / 119.6 sq m
 Garage = 343 sq ft / 31.8 sq m
 Outbuilding = 80 sq ft / 7.4 sq m
 Total = 1711 sq ft / 158.9 sq m
 For identification only - Not to scale



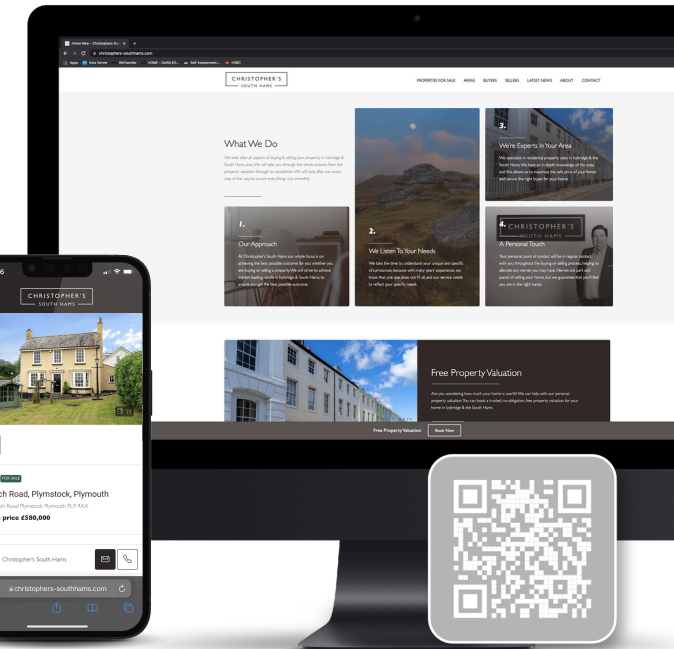
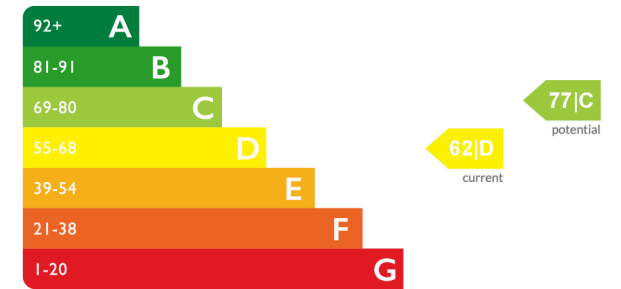
FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Christopher's South Hams Ltd. REF: 1482202

Energy Efficiency Rating



See more great properties or arrange your viewing by visiting us online at www.christophers-southhams.com

CHRISTOPHER'S
SOUTH HAMS

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Christopher's South Hams, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Christopher's South Hams has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

6 PYNEWOOD HOUSE, 1A EXETER ROAD, IVYBRIDGE DEVON PL21 0FN
 +44 (0)1752 746 550 | OFFICE@CHRISTOPHERS-SOUTHAMS.COM