



**ROSEBANK, BROAD PARK,  
ORESTON, PLYMOUTH, PL9 7QF**



# Guide Price £1,075,000

The property has been thoughtfully designed and recently extended to maximise both space and natural light, with a superb open-plan kitchen/dining area forming the heart of the home. This sociable space flows seamlessly onto a generous sun deck—perfect for entertaining or simply enjoying the tranquil surroundings and uninterrupted views across the lake. A spacious lounge provides a more formal setting, while additional reception space offers flexibility for family living. There is an additional reception room on the ground floor that could be utilized as a further bedroom, and a separate utility room and WC.

Upstairs, four well-proportioned bedrooms provide ample accommodation for growing families, including a superb principal suite with en-suite facilities and a range of fitted wardrobes. The master bedroom has elevated views across Hooe Lake and the surrounding woodlands. The remaining bedrooms are served by a stylish four-piece family bathroom, all finished to a high standard throughout.





  
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Externally, Rosebank continues to impress. The property sits within private, landscaped grounds, offering a high degree of seclusion. A substantial sun terrace, ideal for outdoor dining and relaxation, and summer house that overlooks the water, creating a truly special setting. Ample parking and additional practical spaces and garage, complete the home.



Oreston is a former fishing village on the Southern banks of the Cattewater. There are an array of amenities and recreational facilities to suit the general public. The picturesque coastal location provides moorings for boating enthusiasts and the use of a free public slipway. The village is served by a corner shop "Quay News" and has a well-regarded public house and restaurant "The Kings Arms". There is an excellent primary school.

Transport links provide access to Plymstock and Plymouth city centre. A short distance from the property is the Broadway shopping centre where there are an array of shops and supermarkets.



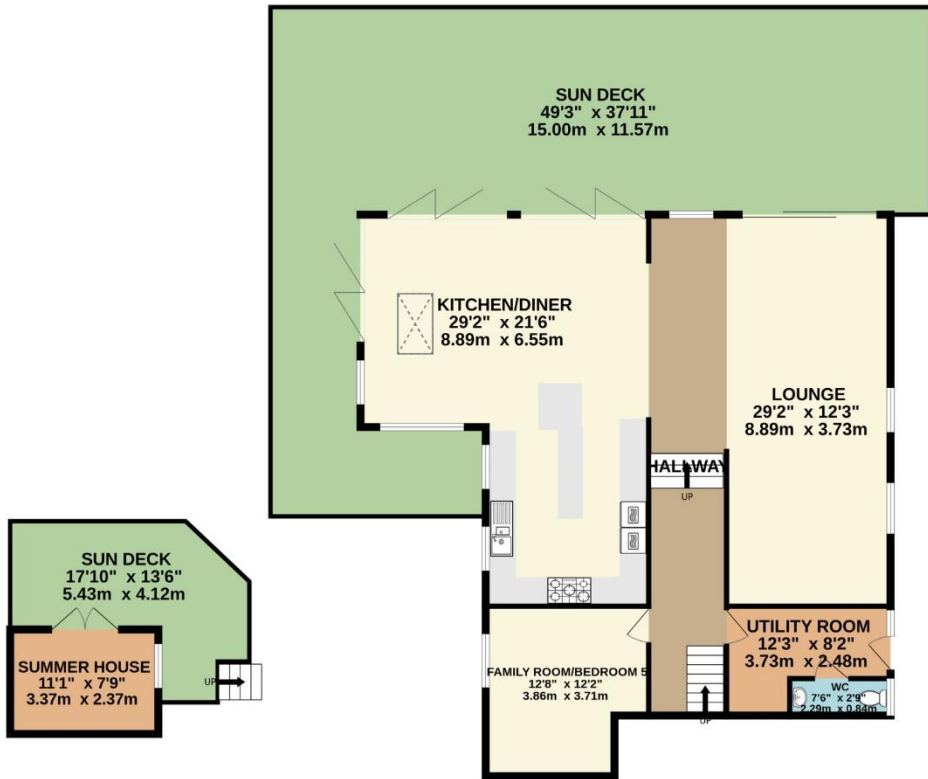


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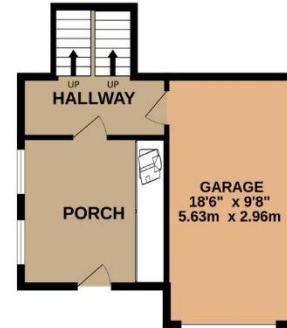




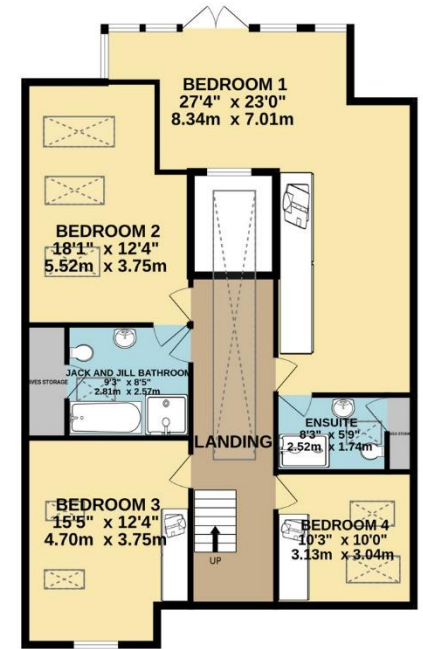
SPLIT LOWER GROUND FLOOR  
1403 sq.ft. (130.4 sq.m.) approx.



SPLIT GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



SPLIT FIRST FLOOR  
1175 sq.ft. (109.2 sq.m.) approx.



TOTAL FLOOR AREA : 2959 sq.ft. (274.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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