Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



11 Hardwick Farm Drunken Bridge Hill

Plympton, Plymouth, PL7 1UG

Offers Over £1,000,000

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An exceptional, detached country residence offering elegant, generously proportioned accommodation, a detached studio and approximately 1.5 acres of beautifully landscaped gardens and paddock. Set within an exclusive private enclave, the property enjoys a glorious south-westerly aspect, combining refined family living with privacy, space and outstanding potential.







WESTON HOUSE, 11 HARDWICK FARM PL7 1UG

FULL DESCRIPTION

A stunning detached family home of impressive proportions, enjoying a sunny south-westerly aspect over beautifully landscaped gardens and its own paddock. The property also benefits from a detached studio and extensive parking, all set within a private and sought-after location.

The accommodation is both spacious and versatile. On entering the property, a grand reception hall sets the tone, leading to a series of elegant reception rooms including a formal lounge and dining room, a garden room, and a superb kitchen/breakfast room. The bespoke hand-built kitchen by Yealm Kitchens of Newton Ferrers features a range of quality units with thick marble worktops, contemporary lighting, integrated appliances and a central oil-fired Aga. A generous social and informal entertaining area and utility room complements the kitchen perfectly. Ideal for modern living, the ground floor also offers a study which could alternatively be used as a fifth bedroom. All of the principal reception rooms interconnect via double doors, creating an excellent flow for family life and entertaining. On the first floor, a bright and spacious landing gives access to four bedrooms. The principal bedroom suite is particularly impressive, featuring a luxurious en-suite with slipper bath, walk-in shower and marble tiling to both floors and walls. The second bedroom also benefits from its own en-suite, while the remaining bedrooms are served by a well appointed family bathroom.

Outside, the property is approached via two long private driveways with galvanised entrance gates, one of which is electrically operated. These lead to a substantial parking area suitable for multiple vehicles, including a motorhome or boat. Garaging is provided by an integral double garage as well as a detached timber garage.

The detached studio previously had planning permission for conversion to a self-contained annexe (now lapsed), offering excellent potential subject to renewed consent.

The gardens are a particular highlight, beautifully stocked with established trees and shrubs, including palms and specimen plants. A sheltered walled patio with koi pond and fountain provide a wonderful space for outdoor dining and entertaining. Beyond the formal gardens lies a paddock of approximately one acre, currently mown but considered suitable for equestrian or smallholding use. In total, the gardens and paddock extend to approximately 1.5 acres.

Weston House is situated on the southern side of Hardwick Farm, a private development of just ten properties, close to the historic village of Plympton St Maurice and surrounded by open countryside. The location offers excellent access to the A38, Plympton, Plymstock and Plymouth city centre.

Nearby amenities include Saltram House (National Trust), Hardwick Wood, Dartmoor National Park and the South Hams countryside. Plymouth provides a mainline railway station with services to London Paddington (approximately 3 hours), a cross-channel ferry port, and a wide range of shopping, dining and educational facilities, including highly regarded schools and grammar schools.

ACCOMMODATION

ENTRANCE PORCH 6'9 x 3'9 (2.06m x 1.14m)

RECEPTION HALL 20'3 x 12' (6.17m x 3.66m)
20'3 x 12' going to 15'3 x 10'1 plus 10'10 x 4'

DOWNSTAIRS CLOAKROOM 8'8 x 5'7 (2.64m x 1.70m)

SITTING ROOM 21'10 20'4 (6.65m 6.20m)

DINING ROOM 14'10 x 12'10 (4.52m x 3.91m)

STUDY/BEDROOM FIVE 15'4 x 10' (4.67m x 3.05m)

GARDEN ROOM 21'6 x 9'9 (6.55m x 2.97m)

KITCHEN/BREAKFAST ROOM 32'4 x 19' (9.86m x 5.79m)

UTILITY ROOM 12'1 x 8'1 (3.68m x 2.46m)

FIRST FLOOR LANDING 19' into stairwell x 15'5 max (5.79m into stairwell x 4.70m max)
19' into stairwell x 15'5 max going to 20'7 x 4'10

BEDROOM ONE 18'6 x 17'3 plus 11'10 x 7'3 (5.64m x 5.26m plus 3.61m x 2.21m)

ENSUITE 13'6 x 10' (4.11m x 3.05m)

BEDROOM TWO 20'5 x 15'11 (6.22m x 4.85m)

ENSUITE 9'8 x 9'2 (2.95m x 2.79m)

BEDROOM THREE 15' x 12'11 (4.57m x 3.94m)

BEDROOM FOUR 15'2 x 10' (4.62m x 3.05m)

BATHROOM 13'7 x 5'6 (4.14m x 1.68m)

DOUBLE GARAGE 21'9 x 20'2 (6.63m x 6.15m)

DETACHED ANNEXE 25' max x 13'11 (7.62m max x 4.24m)

ANNEXE BATHROOM 8'9 x 4'7 (2.67m x 1.40m)

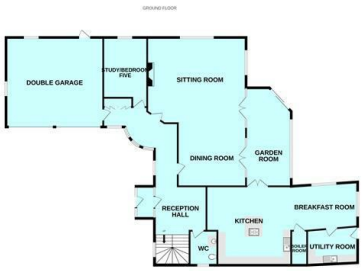
SUMMER HOUSE 10' x 7'9 (3.05m x 2.36m)

LARGE TIMBER SHED 17'8 x 11'8 (5.38m x 3.56m)

Area Map



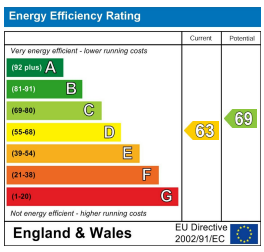
Floor Plans

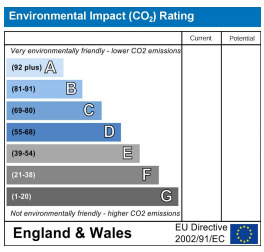






Energy Efficiency Graph





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