

35 Barton Brake

Wembury, Plymouth, PL9 0BJ

£599,950



Beautifully-presented executive style detached house with extremely spacious accommodation comprising an entrance hall, living room, separate dining room/2nd sitting room, large open-plan kitchen/breakfast room, separate utility, downstairs cloakroom/wc, generous first floor landing, 4 double bedrooms, family bathroom and 2 ensuite shower rooms. Landscaped rear gardens with lovely countryside views. Double garage & driveway. Double-glazing & central heating.

35 BARTON BRAKE, WEMBURY, PL9 0BJ

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 15'6" x 7'6" (4.72m x 2.29m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Understairs cupboard. Feature glazed double doors opening into the lounge.

LOUNGE 21'11" x 12'1" (6.68m x 3.68m)

Dual aspect with windows with blinds to the front elevation and French windows to the rear opening onto the garden.

DINING ROOM/ADDITIONAL SITING ROOM 11'5" x 11' (3.48m x 3.35m)

Currently used as an additional sitting room. Dual aspect with windows with fitted blinds to the front and side elevations. Doorway leading into the kitchen/family room.

KITCHEN/BREAKFAST/FAMILY ROOM 22'7" x 14'8" (6.88m x 4.47m)

A beautiful open-plan room which could be used as a kitchen/diner. There is ample space for seating or table and chairs. Fitted kitchen with modern white gloss fascias and contrasting granite work surfaces. Matching island with breakfast bar. Inset stainless-steel sink with a worktop-mounted mixer tap above. Built-in double oven and grill. Inset induction hob with a contemporary cooker hood above and a matching polished granite splash-back. Built-in dishwasher, fridge and freezer. Triple aspect with windows to the side and rear elevations and French windows leading to the garden. Doorway opening into the utility room.

UTILITY ROOM 7'10" x 5'9" (2.39m x 1.75m)

Matching gloss cabinets with polished granite work surfaces. Inset stainless-steel sink with a worktop-mounted mixer tap. Built-in washing machine. Space for an additional fridge. Wall-mounted boiler concealed by a matching cabinet. Window with fitted blind to the side elevation.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a white wc and pedestal wash handbasin with a tiled splash-back.

FIRST FLOOR LANDING 13'7" x 10'6" max dimensions (4.14m x 3.20m max dimensions)

Providing a generous approach to the first floor accommodation. Loft hatch. Recessed airing cupboard housing the hot water cylinder.

BEDROOM ONE 14'9" x 13'5" (4.50m x 4.09m)

Large dual aspect double bedroom. The windows have fitted blinds and provide stunning views over the garden towards the surrounding countryside.

ENSUITE SHOWER ROOM 8'10" x 6'6" (2.69m x 1.98m)

Double-sized shower enclosure with a fitted shower system, wc and a large square basin with drawer storage beneath. Contemporary tiling. Large chrome towel rail/radiator. Medicine cabinet with mirror doors.

BEDROOM TWO 11'6" to rear of wardrobe x 10'8" (3.51m to rear of wardrobe x 3.25m)

Window with fitted blind to the front elevation. Built-in wardrobes with mirror doors.

ENSUITE SHOWER ROOM 7'5" x 5'11" (2.26m x 1.80m)

Generous enclosed shower, wc and wash handbasin. Contemporary wall tiles. Chrome towel rail/radiator. Corner-style medicine cabinet with mirror door. Additional wall-mounted swivel mirror. Obscured window with fitted blind.

BEDROOM THREE 12'8" into alcove x 11'6" (3.86m into alcove x 3.51m)

Dual aspect with windows fitted with blinds.

BEDROOM FOUR 12' into alcove x 8'8" (3.66m into alcove x 2.64m)

Window with fitted blinds to the rear elevation providing countryside views.

FAMILY BATHROOM 10'5" x 6'2" (3.18m x 1.88m)

Double-sized enclosed shower, bath with a mixer tap, wc and pedestal wash handbasin. Contemporary wall tiles. Chrome towel rail/radiator. Large wall-mounted mirror. Medicine cabinet. Obscured window with fitted blind.

GARAGE 20'5" x 20' (6.22m x 6.10m)

Double garage constructed beneath a pitched roof with a double-sized remote door to the front. Power. Lighting.

OUTSIDE

Brick-paved driveway leads to the double garage providing plentiful off-road parking. To the front and side elevations the gardens have been landscaped with areas laid to lawn and slate chippings together with well-stocked shrub beds. A timber gate provides pedestrian access to the main front entrance which has a covered canopy and outside lighting. The rear garden has also been landscaped with areas laid to natural stone paving and lawn. There are bordering shrub and flower beds and areas laid to pebbles with slate chippings. There is a covered timber pergola providing a protected outside seating area with attractive natural stone walling and with views towards the surrounding countryside.

Area Map



Floor Plans

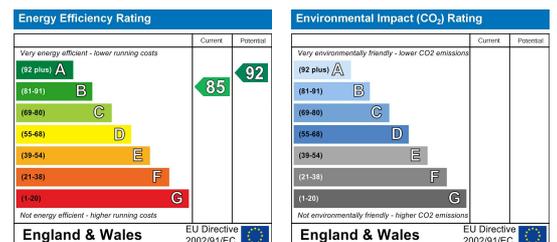


GROUND FLOOR



1ST FLOOR

Energy Efficiency Graph



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