



## The Woodlands Wembury Road

Wembury, Plymouth, PL9 0DL

£895,000



A unique & exceptional once in a lifetime opportunity to acquire The Woodlands- an extended detached property situated in a highly secluded private location set within large mature grounds with views towards the Yealm estuary & Cofflete Creek. The accommodation, which requires some updating & modernisation, briefly comprises an entrance porch with large reception hall, ground floor study, feature split-level drawing room with high windows taking advantage of the fabulous view, formal dining room, kitchen & scullery with downstairs/outside wc. On the first floor a landing accesses 6 bedrooms, with the master having a balcony & ensuite bathroom, 2 further bathrooms, additional wc & a second balcony. Please contact Julian Marks Estate Agents to arrange a viewing.



## THE WOODLANDS, WEMBURY, PL9 0DL

### ACCOMMODATION

Hard wood front door opening into the entrance hall.

### ENTRANCE HALL 19'2 x 7'1 (5.84m x 2.16m)

Tiled floor. Skylight. Additional window to the front elevation. Doorway opening into the reception hall.

### RECEPTION HALL 20'4 x 14'10 (6.20m x 4.52m)

Hard wood parquet flooring. Glazed door opening into the drawing room. uPVC double-glazed window providing lovely views of Fox cove valley.

### STUDY 11'10 x 10'7 (3.61m x 3.23m)

Hard wood parquet floor. PVC double-glazed window with fitted venetian blind and views.

### DRAWING ROOM 30' x 21'6 (9.14m x 6.55m)

A beautiful open-plan split-level room with high ceilings. The room is dual aspect with windows and sliding patio doors providing fabulous views over Fox Cove valley towards the Yealm. Tavistock stone-built chimney breast with open fireplace and window seats either side with storage beneath. Concealed storage. Recessed floor to ceiling bookcase. Wooden staircase, believed to be Panama Pine from South America, with balustrade ascending to the first floor. Built-in plant trough beneath the stairs. Larder.

### FORMAL DINING ROOM 25'2 x 11'1 (7.67m x 3.38m)

A generous formal dining room with a timber single glazed window. Stone fireplace. Picture rail. Storage cupboards. Large serving hatch through to the kitchen.

### KITCHEN 10'7 x 8'1 (3.23m x 2.46m)

Fitted cabinets and work surfaces. Stainless-steel single bowl twin drainer sink unit. Space for fridge-freezer. uPVC double-glazed window with views. Doorway opening into the scullery.

### SCULLERY 15'8 x 9'10 (4.78m x 3.00m)

Storage cupboard. Ample space for free-standing appliances such as freezers etc. Floor-mounted oil-fired boiler. Electric meter and fuse boxes. 2 doorways providing access to outside and the terrace to the rear.

### FIRST FLOOR LANDING 16'2 x 12'08 (4.93m x 3.86m)

Providing a spacious approach to the first floor accommodation. Superb portrait window providing lovely views over the grounds. Loft hatch with pull-down ladder providing access to the boarded loft. Airing cupboard with slatted shelving and housing the hot water cylinder.

### BEDROOM ONE 18'11 to wardrobe rear x 12'8 (5.77m to wardrobe rear x 3.86m)

A beautiful principal bedroom which is dual aspect with uPVC double-glazed windows providing lovely views over the grounds towards the Yealm. Double doors opening onto a balcony with a galvanised balustrade and beautiful countryside views. Recessed wardrobe with cupboards above. Doorway opening into the ensuite bathroom.

### ENSUITE BATHROOM 8'5 x 6'1 (2.57m x 1.85m)

Comprising a bath, wc and pedestal basin. Single glazed window with lovely countryside views.

### CONTINUATION OF FIRST FLOOR LANDING

Hard wood floor. Window providing lovely views of Fox Cove valley and over the gardens towards the Yealm valley. Secondary loft access hatch.

### BEDROOM TWO 14'11 x 11'11 (4.55m x 3.63m)

Dual aspect with uPVC double-glazed window providing beautiful views and uPVC double-glazed door opening onto a balcony with galvanised balustrade and providing fabulous views over the grounds towards the river Yealm and beyond.

### BEDROOM THREE 13'6 x 11'2 (4.11m x 3.40m)

Timber single-glazed window.

### BEDROOM FOUR 13' x 10'10 (3.96m x 3.30m)

Timber single-glazed window. Hard wood flooring.

### BEDROOM FIVE 11'2 x 11'1 (3.40m x 3.38m)

Timber single-glazed window.

### BEDROOM SIX 10'4 x 8'5 (3.15m x 2.57m)

uPVC double-glazed window providing lovely countryside views.

### BATHROOM ONE 8'2 x 10'6 (2.49m x 3.20m)

Comprising a bath, wc and basin with a cupboard beneath. Cupboard to the side.

### BATHROOM TWO 6'10 x 7'2 (2.08m x 2.18m)

Comprising a bath, wc and pedestal basin. Timber single glazed window. Hard wood flooring.

### ADDITIONAL WC

Comprising a wc and wall-mounted basin. uPVC double-glazed window with countryside views.

### SUB FLOOR BASEMENT

Providing a storage area beneath the property. Strip lighting. Limited head height.

### GARAGE ONE 14'10 x 12' (4.52m x 3.66m)

Adjacent to the main property's entrance. Double doors. The room is internally divided into two.

### GARAGE TWO & WOOD SHED 38' x 15' measured externally (11.58m x 4.57m measured externally)

A detached building with a garage to the front and separate storage areas to the rear separately accessed. Window to the rear of the garage.

### TIMBER GARAGE 20' x 10' measured externally (6.10m x 3.05m measured externally)

A detached timber garage with a pitched roof.

### SWIMMING POOL 15'9 x 37'5 (4.80m x 11.40m)

An outdoor swimming pool in need of refurbishment.

## Area Map

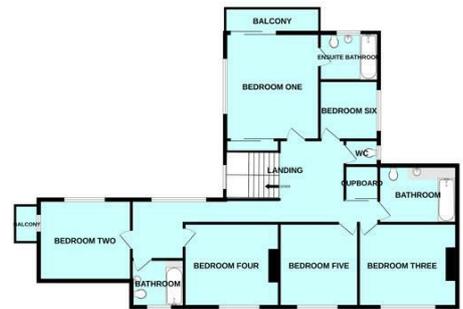


## Floor Plans

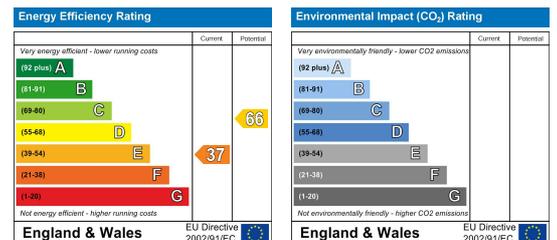
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.