



Hillcrest Spring Road

Wembury Point, Plymouth, PL9 0AY

Offers Over £800,000



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SPRING ROAD, WEMBURY POINT, PL9 0AY

SUMMARY

A stunning coastal property situated within this highly desirable position enjoying panoramic sea views stretching from the mouth of the River Yealm around to the Mewstone and beyond. The open-plan living space and kitchen are the centrepiece of the accommodation and features a walk-in glazed bay window plus sliding doors opening onto a glass balcony to take advantage of the incredible position. In addition there are 5 double bedrooms, study, bathroom & separate shower room. Solar panels, electric heating to include under-floor heating, and double-glazing. No onward chain.

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL

23'9 x 6'2 (7.24m x 1.88m)

Providing access to the accommodation. Open-plan access through to the living space. Double airing cupboard housing the 2 hot water cylinders and space for shelving. Oak flooring. Over-head Velux skylight.

LOUNGE

22'9 x 16'4 into bay (6.93m x 4.98m into bay)

Feature full-height glazed walk-in bay window to take advantage of the lovely views. Wood burner set onto a slate hearth. Oak flooring. Open-plan access through to the kitchen/dining room.

KITCHEN/DINING ROOM

17'9 x 17'2 (5.41m x 5.23m)

Ample space for a large dining table and chairs. Ample space for seating. The kitchen area, which features a

breakfast bar, has a range of matching cabinet with oak work surfaces. Free-standing Rangemaster cooker with a splash-back. Space and plumbing for dishwasher. Space for free-standing fridge-freezer. Slate-tiled floor throughout. Sliding doors opening onto a glass balcony providing incredible views. Further windows to 3 elevations.

BALCONY

Glazed to 3 sides and providing a fantastic position to enjoy the panoramic sea views, stretching from the mouth of the Yealm across to the Mewstone and beyond.

BEDROOM THREE

13' x 12'9 (3.96m x 3.89m)

Window to the front elevation.

BEDROOM FOUR

14'6 x 9'3 (4.42m x 2.82m)

Dual aspect with windows to the front and side elevations.

BEDROOM FIVE

12' x 9'10 (3.66m x 3.00m)

Dual aspect with windows to the front and side elevations.

CLOAKROOM

6'9 x 4'4 (2.06m x 1.32m)

Shelving and coat hooks. Window to the side elevation.

SHOWER ROOM

6'10 x 6'9 (2.08m x 2.06m)

Comprising a tiled shower with a glass enclosure, pedestal basin with a tiled splash-back and wc. Chrome towel rail/radiator. Mirrored bathroom cabinet. Dual aspect with windows to the front and side elevations.

LOWER HALL

20'4 x 6'4 at widest point (6.20m x 1.93m at widest point)

Providing access to the remaining accommodation. Sub-floor storage access. Under-stairs storage cupboard.

BEDROOM ONE

13'2 x 12'3 (4.01m x 3.73m)

Full-height glass to the rear with sliding doors providing magnificent views and access to the garden.

BEDROOM TWO

15'1 x 8'10 (4.60m x 2.69m)

Window overlooking the garden towards the sea and the mouth of the Yealm.

STUDY

9' x 8'6 (2.74m x 2.59m)

2 windows to the rear elevation. Glazed door leading to outside. Lovely views of the sea.

BATHROOM

11'6 x 7'3 (3.51m x 2.21m)

Comprising a bath with a shower system over and a glass screen, pedestal basin and wc. Chrome towel rail/radiator. Mirrored bathroom cabinet. Tiled floor. Window providing sea views.

UTILITY ROOM

11'2 x 9'1 incl downstairs wc (3.40m x 2.77m incl downstairs wc)

Range of base and wall-mounted cabinets with a hard wood work surface. Belfast-style sink. Space for appliances. Tiled floor. Window to the side elevation. Glazed door to the rear overlooking the sea and provides access to outside.

DOWNSTAIRS WC

Wall-mounted basin and wc. Tiled floor. Obscured window to the side elevation.

OUTSIDE

The garden has a fabulous aspect facing the sea with incredible views. The garden is mainly laid to lawn and shrubs together with a paved terrace laid adjacent to the property. To the front there is a gravel driveway providing parking. There is also an EV charger.

COUNCIL TAX

South Hams District Council
Council tax band D



Road Map



Hybrid Map



Terrain Map

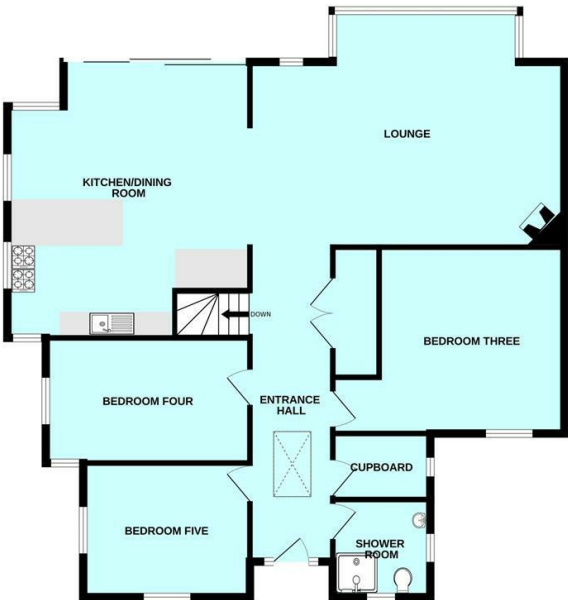


Floor Plan

GROUND FLOOR



1ST FLOOR

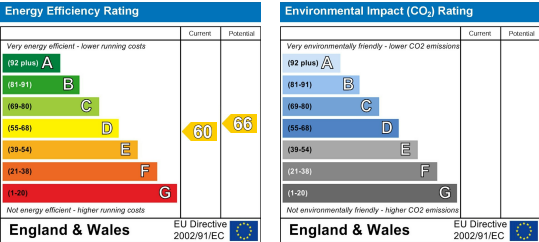


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Viewing

Please contact our Plymouth Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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