



Higher Leyford Wembury Road

Wembury, Plymouth, PL9 0DH

£795,000



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SUMMARY

An incredible opportunity to acquire this unique property which stands in generous grounds with panoramic countryside views. There is plentiful off-road parking, quadruple garaging & detached workshop. The accommodation briefly comprises an entrance hall, large lounge, separate dining room, plus kitchen and separate utility. In total there are 5 bedrooms, 2 bathrooms and 3 ensuite shower rooms. In addition there are 2 store rooms and an additional cloakroom/wc. In need of updating but offering tremendous potential.

ACCOMMODATION

Front door opening into the entrance vestibule.

ENTRANCE VESTIBULE

Doorway leading into the entrance hall.

ENTRANCE HALL

15'7 x 10'2 max dimensions (4.75m x 3.10m max dimensions)

Providing access to the accommodation.

LOUNGE

21' x 14'9 (6.40m x 4.50m)

A dual aspect reception room with fantastic countryside views from both windows. Brick-built fireplace. Coved ceiling. Picture rail.

DINING ROOM

18'10 x 14'10 (5.74m x 4.52m)

A generous formal dining room with a window to the rear providing fantastic countryside views. Fireplace with a polished stone inset and hearth with a timber surround. Picture rail. Doorway opening into the kitchen.

KITCHEN

14'11 x 8'11 (4.55m x 2.72m)

Range of base and wall-mounted cabinets, work surfaces and tiled splash-backs. Stainless-steel one-&-a-half bowl single drainer sink unit. Built-in oven. Separate 5-burner gas hob with a cooker hood above. Built-in dishwasher. Built-in wine rack. Tiled floor. Dual aspect with windows to the rear and side elevations with lovely views. Door leading to outside. Doorway opening to the utility room.

BREAKFAST ROOM

12'3 x 8'11 (3.73m x 2.72m)

Dual aspect with windows to the front and side elevations with nice views. Storage cabinets. Space for appliances beneath the work surface. Matching tiled floor.

BEDROOM ONE

16'11 x 12'4 wall to wall & into bay (5.16m x 3.76m wall to wall & into bay)

Bay window to the front elevation. Built-in wardrobes. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM

9'1 x 5'2 (2.77m x 1.57m)

Comprising an enclosed shower, wc and basin. Storage cabinets. Partly-tiled walls. Obscured window to the front elevation.

BEDROOM TWO

16'10 x 11'5 wall to wall & into bay (5.13m x 3.48m wall to wall & into bay)

Bay window to the front elevation. Built-in wardrobes. Shelving. Picture rail.

BATHROOM

9' x 5'10 (2.74m x 1.78m)

Comprising a bath with a mixer tap shower over and a glass shower screen, wc, and basin with a cabinet beneath. Partly-tiled walls. Loft hatch. Obscured window to the front elevation.

LOWER HALLWAY

Providing access to the lower level accommodation. Storage cupboard.

BEDROOM THREE

14'8 x 14'2 irregular shape, max dimensions (4.47m x 4.32m irregular shape, max dimensions)

Built-in wardrobes. Window to the rear elevation. Door leading to outside.

ENSUITE SHOWER ROOM

7' x 5'8 (2.13m x 1.73m)

Comprising an enclosed shower, wc and basin with a cabinet beneath. Partly-tiled walls. Obscured window to the side elevation.

BOILER ROOM

7'2 x 5'6 (2.18m x 1.68m)

Housing the Worcester gas boiler. Stainless-steel single drainer sink unit. Built-in cupboard housing the hot water cylinder. Shelving.

BEDROOM FOUR

17'10 x 14'3 **irregular shape, max dimensions (5.44m x 4.34m irregular shape, max dimensions)**

2 windows to the rear elevation. Under-stairs storage cupboard. Door to outside. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM

5'1 x 4'7 (1.55m x 1.40m)

Comprising an enclosed shower and basin with a cabinet beneath.

BEDROOM FIVE

13'7 x 8'10 (4.14m x 2.69m)

A dual aspect room with a window to the front and rear elevations.

BATHROOM

11' x 10'2 (3.35m x 3.10m)

Comprising a bath, separate shower, twin basins, wc and bidet. Obscured window to the front elevation.

CLOAKROOM/WC

5'6 x 4'5 (1.68m x 1.35m)

Fitted with a wc and a pedestal basin. Partly-tiled walls.

STORE ROOM ONE

12'10 x 11'6 (3.91m x 3.51m)

Wall-mounted shelving.

STORE ROOM TWO

7'8 x 5'5 (2.34m x 1.65m)

TRIPLE GARAGE

25'4 x 21'11 (7.72m x 6.68m)

Double remote door plus a single remote door to the front elevation. Power and lighting. Pitched roof with some over-head storage.

SINGLE GARAGE

21' x 8'8 (6.40m x 2.64m)

Up-&-over door to the front elevation. Power and lighting.

DETACHED WORKSHOP

A detached workshop with an adjacent lean-to greenhouse.

PUMP HOUSE/WC

9'8 x 8'2 (2.95m x 2.49m)

Stainless-steel sink with a cupboard beneath. Power and lighting. Equipment for the swimming pool. Separate wc fitted with a wc, shelving and with an obscured window to outside.

OUTSIDE

Higher Leyford is approached through twin timber gates opening onto a generous driveway running alongside the property to the garaging, plus along the rear elevation towards the workshop. There is parking for multiple vehicles. Gardens surround the property along the front and side elevations which are laid to lawn. To the rear, the garden is laid to paving together with shrubs. There is an outdoor swimming pool with a paved surround and an external high level loft area.

COUNCIL TAX

South Hams District Council

Council tax band G



Road Map



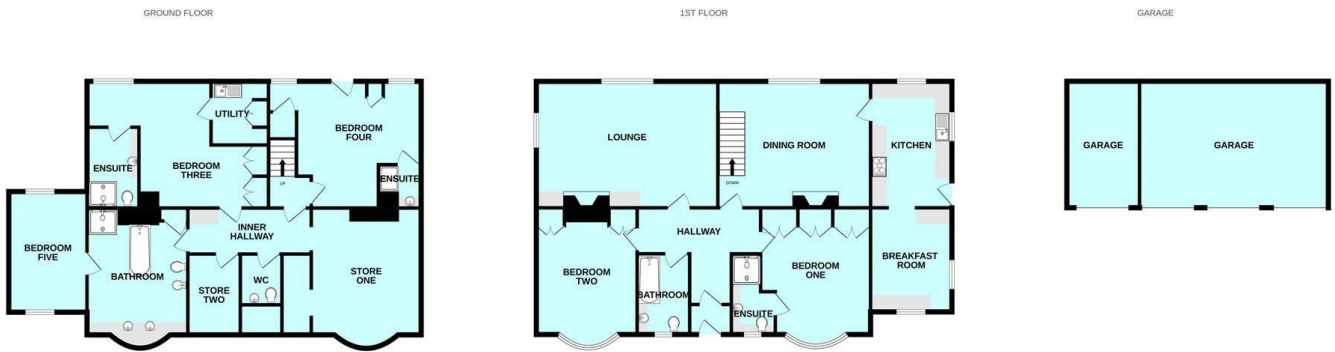
Hybrid Map



Terrain Map



Floor Plan

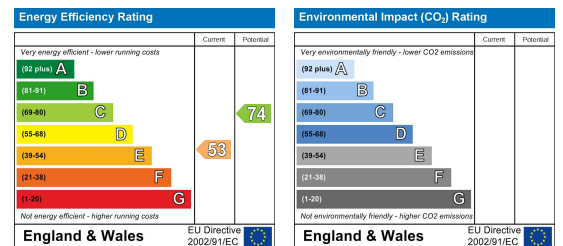


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Viewing

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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