Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



Cliff Road

Wembury, Plymouth, PL9 0HN

£850,000

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SPINDRIFT, CLIFF ROAD, WEMBURY, PLYMOUTH PL9 0HN

SUMMARY

An incredibly rare opportunity to acquire this individual detached coastal property set within generous grounds and enjoying panoramic sea views from the mouth of the Yealm around to the Mewstone. The gardens also enjoy uninterrupted views. The accommodation comprises a lovely lounge with wood burner and views, open-plan kitchen/dining room, 4 bedrooms, ground floor bathroom & shower room. Within the roof space is the master bedroom with ensuite bathroom and store. The property has oil-fired central heating and double-glazing. Off-road parking. No onward chain.

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL

15'9" x 7'3" (4.80 x 2.21)

Walk-in cloak cupboard also housing the consumer unit. Tiled floor. Doors providing access to the ground floor accommodation. Staircase ascending to the first floor.

KITCHEN/DINING/FAMILY ROOM

17'5" x 21'2" (5.31 x 6.45)

Ample space for seating and dining table and chairs. Range of kitchen cabinets with matching fascias and polished granite work surfaces. Belfast-style sink with a work-top mounted mixer tap. Built-in double oven and grill. Separate hob. Floor-mounted Worcester boiler. Space and plumbing for washing machine and dishwasher. Space for fridge-freezer. Tiled floor. Part of the ceiling is vaulted with 2 feature over-head Velux windows. French doors. Window providing lovely sea views.

DOWNSTAIRS WC/SHOWER ROOM

9'6" x 5'7" (2.90 x 1.70)

Fitted with an enclosed shower, basin and wc. Fully-tiled walls. Inset ceiling spotlights. Window.

INNER HALLWAY

Tiled floor. Further walk-in storage cupboard, also housing an additional consumer unit. Vaulted ceiling with 2 overhead skylights.

SITTING ROOM

32'0" x 16'5" at widest point (9.75 x 5.00 at widest point)

A stunning reception room, which is a real feature of the property, with windows along one side with fabulous panoramic sea views. Windows and glazed doors to 2 further elevations providing lots of natural light. Feature wood burner set onto a slate hearth. Recessed wood store. Fitted flooring. Inset ceiling spotligths.

BEDROOM TWO

15'5" x 8'1" (4.70 x 2.46)

Window with sea views. Recessed wardrobe. Fitted flooring. Inset ceiling spotlights,

BEDROOM THREE

11'6" x 10'9" (3.51 x 3.28)

Window with sea views. Fitted flooring. Inset ceiling spotlights.

STUDY/BEDROOM FOUR

12'0" x 8'0" (3.66 x 2.44)

Fitted flooring. Skylight. Inset ceiling spotlights.

FAMILY BATHROOM
8'4" x 8'0" (2.54 x 2.44)
Comprising a roll-top bath with a mixer tap, separate enclosed shower, wc and basin set into a cabinet providing storage and concealing the cistern. Matching wall-mounted cupboards with mirror. Towel rail/radiator. Tiled floor. Fully-tiled walls. Over-head Velux skylight. Inset ceiling spotlights.

FIRST FLOOR LANDING
12'6" x 10'3" including stairs (3.81 x 3.12 including stairs)
Providing access to the first floor accommodation. Velux skylight providing lovely views.

BEDROOM ONE
15'3" x 15'1" including ensuite (4.65 x 4.60 including ensuite)
A triple aspect room with Velux skylights providing amazing panoramic sea and coastline views.

ENSUITE BATHROOM
7'4" x 5'5" (2.24 x 1.65)
Comprising a bath, wc and pedestal basin. Tiled floor. Partly-tiled walls. Velux skylight.

OUTSIDE
Spindrift is set within generous grounds with various areas offering different aspects and views. A gravel driveway provides off-road parking. There is also a timber summerhouse and storage shed. There are patio areas and well-stocked mature shrub and flower beds. There is an area of paving and decking with fantastic views. Beyond this area, shallow slate steps descend to a lower area of garden, which is laid to lawn with bordering shrubs and bushes. At the bottom of this area, there is a gravelled seating area, to take advantage of the wonderful position. From the bottom of the garden, you can view the mouth of the Yealm Estuary with Cellar Beach sweeping around to the Mewstone and the Wembury coastline. On the other side of Cliff Road, sits an additional area of land, which is owned by Spindrift under a separate title and is included in the sale at the asking price of £895,000.

COUNCIL TAX
South Hams District Council
Council tax band F









Road Map



Hybrid Map



Terrain Map



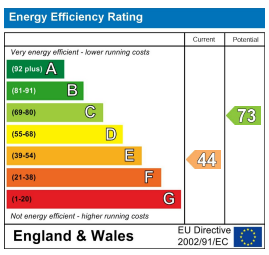
Floor Plan

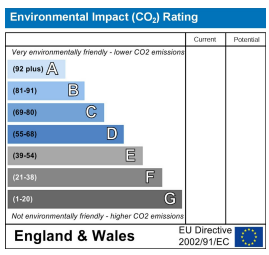


Viewing

Please contact our Plymstock 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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