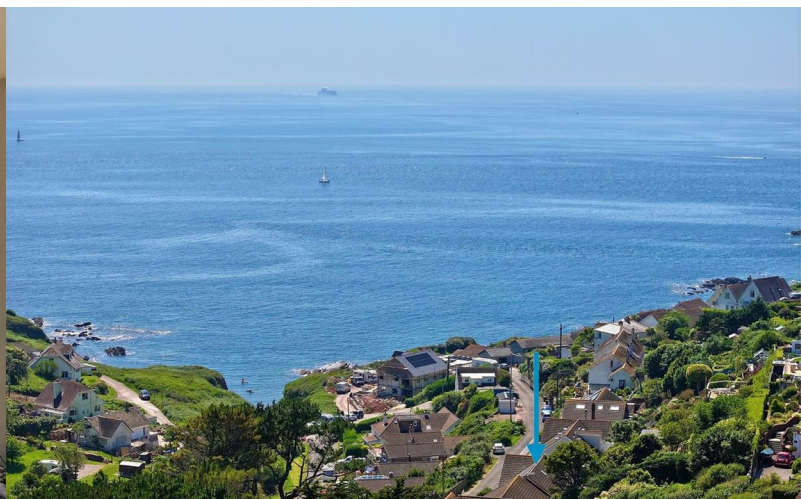




7 Furzehill Road

Heybrook Bay, Plymouth, PL9 0BT

Price Guide £800,000



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FURZEHILL ROAD, HEYBROOK BAY, PL9 0BT

SUMMARY

Seaglass is an incredible detached property in an elevated position with fabulous views over Heybrook Bay and out to sea. The property comprises a main residence plus a self-contained apartment, which has previously been used for Airbnb. The centrepiece of the property is a stunning open-plan kitchen/dining/family room which opens onto a large balcony with a glass balustrade to take advantage of the incredible views. There are 3 double bedrooms, family shower room and an ensuite shower room. The apartment accommodations consists of an open-plan living room/kitchen together with a double bedroom and a bathroom. In total there are 4 double bedrooms, 2 bathrooms plus an ensuite shower room. Other features include an elevated cabin with lovely views, gardens, driveway, double-glazing, central heating and leased solar panels.

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL

7'8 x 5'6 (2.34m x 1.68m)

Doorway providing integral access to the apartment. Cupboard housing the gas boiler, which services the apartment. Timber panelling. Inset ceiling spotlights. Obscured window with a fitted blind to the side elevation. Staircase ascending to the accommodation.

FIRST FLOOD LANDING

17'9 x 6'6 max dimensions (5.41m x 1.98m max dimensions)

Providing a spacious approach to the accommodation. Loft hatch with a fold-down wooden loft ladder. Glass and hard wood balustrade. French doors opening onto the balcony. Double doors opening into a utility cupboard, with space and plumbing for a washing machine and tumble dryer. Glazed double doors opening into the open-plan kitchen/dining/family room.

LOFT SPACE

32' x 27' overall length max dimensions (9.75m x 8.23m overall length max dimensions)

OPEN-PLAN KITCHEN/DINING/FAMILY ROOM

25'8 x 17'3 (7.82m x 5.26m)

A stunning triple aspect room with ample space for seating and dining.

2 sets of bi-folding doors plus sliding patio doors open onto the balcony, providing incredible views over Heybrook Bay and out to sea. Glass-fronted log burner with a wood store beneath. The kitchen area is fitted with a range of matching cabinets with work surfaces and tiled splash-backs. Breakfast bar. Inset one-&-a-half bowl single drainer sink unit. Built-in double oven and grill. Separate inset SMEG hob. American-style fridge-freezer included. Space and plumbing for dishwasher. Inset ceiling spotlights.

BEDROOM ONE

14'1 x 11'2 (4.29m x 3.40m)

A stunning dual aspect master bedroom, with 2 windows with fitted shutters to the side elevation and sliding double-glazed doors to the front opening onto the balcony providing fantastic sea and valley views.

BEDROOM TWO

15' x 10'11 (4.57m x 3.33m)

Window to the rear elevation. Built-in wardrobes. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM

7'6 x 3'4 (2.29m x 1.02m)

Comprising an enclosed tiled shower with a built-in shower system and a sliding glass door, wall-mounted basin and corner-style wc. Mirrored cabinet. Alcove with shelving. Obscured window to the rear elevation.

BEDROOM THREE

10'4 x 9'7 (3.15m x 2.92m)

Window to the front elevation with sea and valley views. Built-in wardrobe.

FAMILY SHOWER ROOM

9'1 x 7'5 (2.77m x 2.26m)

Comprising a generous walk-in tiled shower with a fixed glass screen, wc and a basin set into a cabinet with a work surface and a matching splash-back plus storage beneath and matching wall-mounted storage cupboards above. Wall-mounted towel rail/radiator. Window with a fitted blind to the rear elevation. Obscured glazed door leading to outside.

APARTMENT

Glazed double doors opening into the open-plan living room/kitchen.

OPEN-PLAN LIVING ROOM/KITCHEN

20'11 x 9'5 (6.38m x 2.87m)

A dual aspect room with windows to the front elevation and doors providing superb sea views. Ample space for seating and dining. Kitchen cabinets fitted with matching fascias, work surfaces and a tiled splash-back. Built-in double oven and grill. Integral dishwasher. Integral fridge-freezer. Vertical wall-mounted radiator. Under-stairs cupboard with plumbing for a washing machine, Tiled floor. Under-floor heating. Doorway providing integral access to the main residence. Doorway through to the bathroom.

BATHROOM

9'3 x 8'1 (2.82m x 2.46m)

A spacious bathroom comprising a double-ended bath with a centrally-positioned mixer tap, separate shower with a curved screen, basin set onto a cabinet with drawer storage and a wc, Wall-mounted chrome towel/radiator. Tiled floor. Fully-tiled walls. Obscured window to the front elevation. Doorway opening into the bedroom.

BEDROOM

12'3 x 9'5 (3.73m x 2.87m)

Window with fitted shutters to the front elevation with sea and valley views.

OUTSIDE

The house is approached via a tarmac driveway providing off-road parking and access to the main front entrance. The garden to the front is laid to lawn with shrub and flower borders enclosed by a recently installed timber fence. A covered decking area provides access to the apartment. There are outside power points and a recessed store with

timber double doors. There is separate pedestrian access onto Furzehill Road. Along the other side of the property, steps provide access around the side of the house to the rear garden. There is a covered area, timber shed, outside gas meter. The property enjoys a 'wow' factor outside space, with a balcony enclosed by a glass balustrade. This area provides ample space for outside seating and entertaining and has incredible sea views. There is also an area of decking and a hot tub, which is included in the sale. Steps provide access to the remaining areas of garden, which are terraced and laid to grass and shrubs. At the top of the garden there are amazing views and there is a cedar clad timber cabin. The cabin is triple aspect with windows to the front and both side elevations. Sliding double-glazed patio doors open onto a balcony providing fabulous sea and valley views. Within the cabin there is power and lighting and there are also outside power points.

AGENT'S NOTE

The property has non-standard construction known as 'Cedar Clad Devon Lady'.

The property is connected to mains gas, mains electricity, mains water and mains drainage. Leased solar panels.

Staff Clause

AGENT'S NOTE: In accordance with the 1979 Estate Agency Act we hereby notify that the owner of the property is a member of staff at Julian Marks Estate Agents.



Road Map



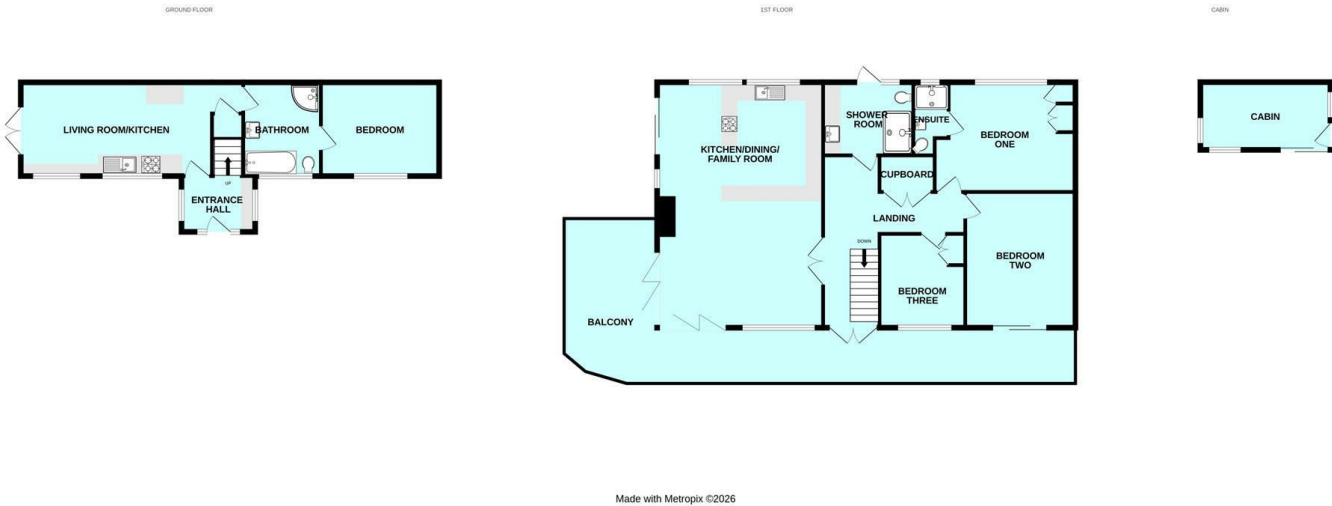
Hybrid Map



Terrain Map



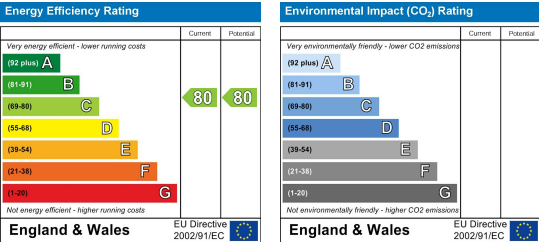
Floor Plan



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



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.