



High Meadows Wembury Road

Wembury, Plymouth, PL9 0DQ

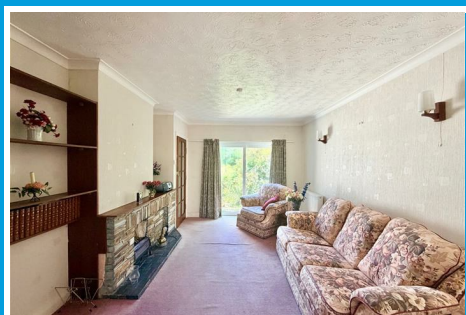
£650,000



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HIGH MEADOWS, WEMBURY, PL9 0DQ

SUMMARY

A rare opportunity to acquire this older-style detached house in a fabulous position with large grounds and fantastic views. In need of updating, the accommodation comprises a porch, reception hall, lounge, additional sitting room, study, large kitchen & dining room. On the first floor there are 4 bedrooms, family bathroom and ensuite to bedroom one. Externally there is a detached double garage, plentiful off-road parking, very large gardens and an outbuilding. Gas central heating. No onward chain.

ACCOMMODATION

Glazed double doors opening into the porch.

PORCH

11'5 x 5'2 (3.48m x 1.57m)

Glazing to 2 elevations. Front door opening into the reception hall. Doorway opening into a downstairs wc/shower room.

DOWNSTAIRS WC/SHOWER ROOM

7'7 x 5'1 (2.31m x 1.55m)

Fitted with a wc, basin and a walk-in shower. Wall-mounted gas boiler. Obscured window to the side elevation.

RECEPTION HALL

15'7 x 6'9 (4.75m x 2.06m)

Windows to 3 elevations. Providing access to the accommodation.

LOUNGE

14'9 x 11'6 (4.50m x 3.51m)

A triple aspect room with windows to the front and rear elevations plus full-height windows and a door to the side elevation.

SITTING ROOM

14'5 x 11'4 (4.39m x 3.45m)

Chimney breast with a stone-built fireplace. Patio doors to the rear. Internal glazed doorway opening into the inner hallway.

STUDY

14'11 x 8'1 (4.55m x 2.46m)

Dual aspect with windows to the front and side elevations.

DINING ROOM

14'4 x 10'10 (4.37m x 3.30m)

Ample space for dining table and chairs. Chimney breast with stone-built fireplace. Storage cupboard, also housing the electric meter. Glazed door providing access to the inner hallway.

KITCHEN

14'8 x 14'6 (4.47m x 4.42m)

A large kitchen, which is triple aspect with windows to both side elevations and the rear elevation, plus a partly-glazed door leading to outside. A comprehensive range of base and wall-mounted cabinets with oak fascias and tiled work surfaces. Inset one-&-a-half bowl single drainer sink unit. Built-in double oven and grill. Separate hob. Space for fridge and freezer. Space and plumbing for a washing machine. Space for tumble dryer.

INNER HALLWAY

Providing access to the staircase leading to the first floor.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Cupboard with shelving. Window to the front elevation providing nice views.

BEDROOM ONE

14'9 x 11'6 (4.50m x 3.51m)

Window to the rear elevation with fabulous views. Built-in wardrobe and cupboard. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM

8' x 5'5 (2.44m x 1.65m)

Comprising a shower, wc and pedestal basin. Fully-tiled walls. Window to the front elevation with views.

BEDROOM TWO

11' x 10'3 (3.35m x 3.12m)

Window to the rear elevation with fabulous views. Built-in wardrobes and cupboards.

BEDROOM THREE

13'10 x 8'6 (4.22m x 2.59m)

Window to the rear elevation with fabulous views. Built-in wardrobes and cupboards. Additional wall-mounted storage cupboards.

BEDROOM FOUR

8'11 x 8'2 (2.72m x 2.49m)

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

BATHROOM

5'5 x 5'5 (1.65m x 1.65m)

Comprising a bath with an electric shower system over, pedestal basin and wc. Fully-tiled walls. Obscured window to the side elevation.

DOUBLE GARAGE

20'10 x 20'7 (6.35m x 6.27m)

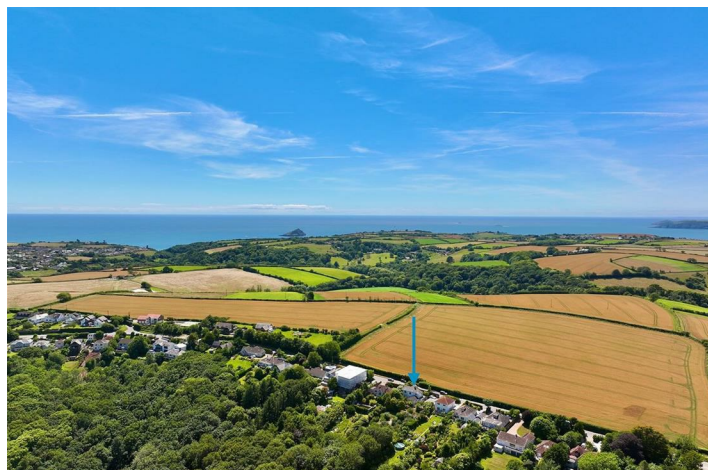
2 garage doors to the front elevation. Window to the rear elevation. Pedestrian doorway.

OUTSIDE

The driveway is laid to chippings and provides access to the property and garaging. The driveway continues between the house and the garage accessing additional parking and the outbuilding. Within the grounds are remnants of the original farm buildings, the outlines of which are shown on the title plan. Beyond this area, the gardens are laid to lawn, together with mature shrubs and trees. The bottom of the garden borders surrounding woodland. The grounds offer a high degree of privacy and seclusion.

COUNCIL TAX

South Hams District Council
Council tax band G



Road Map



Hybrid Map



Terrain Map



Floor Plan

GROUND FLOOR



1ST FLOOR

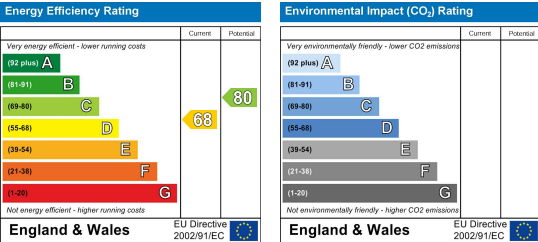


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Viewing

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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