



Hollacombe Brake

Wembury, Plymouth, PL9 0DJ

£525,000



Beautifully-presented idyllically-located individual detached property set in large landscaped gardens, with beautiful views over the South Hams countryside, comprising entrance hall, lounge, open plan kitchen/dining room, downstairs shower room/wc, large study/optional ground floor 4th bedroom, 3 further 1st floor double bedrooms, family bathroom & master ensuite shower room. Drive & garage. Hardwood double-glazing & mains gas central heating.



FULL SUMMARY

A beautifully-presented idyllically-located individual detached property set in large landscaped gardens, with beautiful views over the South Hams countryside. The accommodation comprises an entrance hall, lounge, open plan kitchen/dining room, downstairs shower room/wc, large study/optional ground floor 4th bedroom, 3 further first floor double bedrooms, family bathroom and master ensuite shower room. Drive and garage. Hardwood double-glazing and mains gas central heating.

THE ORANGE HOUSE, HOLLACOMBE, PLYMOUTH PL9 0DJ

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL

Oak flooring throughout. Staircase ascending to the first floor with an open plan area beneath. Doors providing access to the ground floor accommodation. Recessed coat cupboard.

LOUNGE 20'8 x 13'1 (6.30m x 3.99m)

Oak flooring throughout. Dual aspect with windows fitted with blinds to the front and rear. Feature beamed ceiling with spotlighting. Wall-mounted glass-fronted gas fire.

OPEN PLAN KITCHEN/DINING ROOM 20'8 x 15'8 max (6.30m x 4.78m max)

Oak flooring throughout. Ample space for dining table and chairs. Shelved alcove. The kitchen area has a range of base and wall-mounted cabinets with oak fascias, polished granite work surfaces and a breakfast bar with a contrasting oak work surface. Built-in stainless-steel Stoves range-style cooker. Inset stainless-steel one-&-a-half bowl single-drainer sink unit. Space and plumbing for washing machine. Integral dishwasher. Recess for American-style fridge/freezer. Wall-mounted gas boiler concealed by a matching cabinet. Beamed ceiling with spotlighting. Window to the rear overlooking the garden. French windows leading to the rear garden.

STUDY/OPTIONAL GROUND FLOOR BEDROOM 11'4 x 10'2 (3.45m x 3.10m)

A useful room currently utilised as a music room with a window to the front elevation with fitted blind and spotlighting.

DOWNSTAIRS SHOWER ROOM/WC 8'3 x 6'10 (2.51m x 2.08m)

Fitted with a generous fully-tiled walk-in shower with curved glass screen, concealed cistern wc with a push-button flush and wash handbasin. Partly-tiled walls. Tiled floor. Spotlighting. Obscured window to the side elevation with fitted blind.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Feature gallery overlooking the entrance hall with a Velux skylight. Spotlighting.

BEDROOM ONE 19'2 x 14'9 (5.84m x 4.50m)

A generous double bedroom with a vaulted ceiling. Window to the rear with fitted blind, providing fabulous views. Range of wardrobes and drawer unit. Eaves access. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 9'11 max x 6'4 (3.02m max x 1.93m)

Generous enclosed shower with a curved glass screen, overhead and wall-mounted jets, wall-mounted basin and wc. Chrome radiator/towel rail. Partly-tiled walls. Tiled floor. Medicine cabinet with mirrored doors over the basin. Obscured window to the side with fitted blind. Recessed cupboard housing the hot water cylinder.

BEDROOM TWO 13'6 x 9'4 (4.11m x 2.84m)

Velux double-glazed roof window with fitted blind.

BEDROOM THREE 17'1 x 8'1 total area (5.21m x 2.46m total area)

A split level bedroom comprising 2 areas. Velux double-glazing skylight with fitted blind. Built-in cupboards within which is further eaves access.

FAMILY BATHROOM 10'2 x 7'10 (3.10m x 2.39m)

Comprising bath with wall-mounted controls and rinsing attachment, wash handbasin with a cabinet beneath and wc. Partly-tiled walls. Tiled floor. Radiator/towel rail. Obscured window to the side elevation with fitted blinds. Spotlighting.

GARAGE 21'3 x 10' (6.48m x 3.05m)

Remotely-operated up-&-over door to the front. Window to the rear. Power and lighting. Consumer unit.

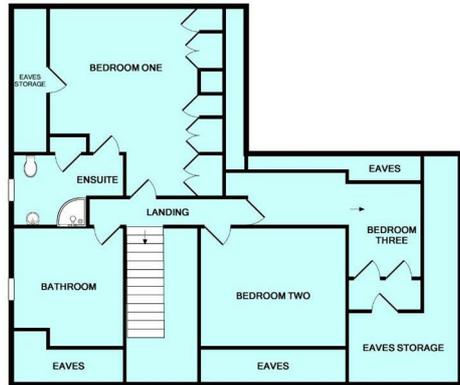
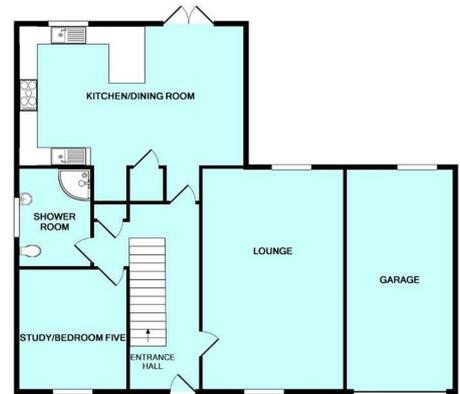
OUTSIDE

To the front a paved driveway provides parking for 2 cars side-by-side. There is an area laid to patio providing access to a covered entrance to the property, with a feature natural stone wall. There is also a garden laid to lawn which continues around the side of the property, accessing the rear and a paved pathway. The rear garden is beautifully-landscaped with areas laid to lawn and a variety of trees and shrubs. Features include 2 ponds with water feature and cascading waterfall. There are paved terraces taking advantage of the wonderful position and views. Timber garden room with barbecue. Various enclaves and features together with a sheltered courtyard, paved area, pergola and slate chippings. Timber shed.

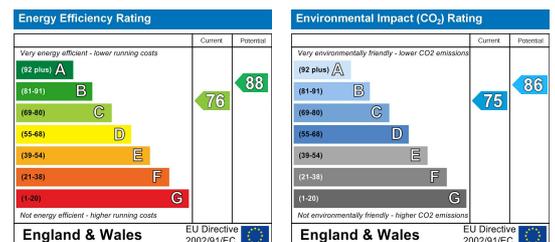
Area Map



Floor Plans



Energy Efficiency Graph



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