Julian Marks
ESTATE AGENTS

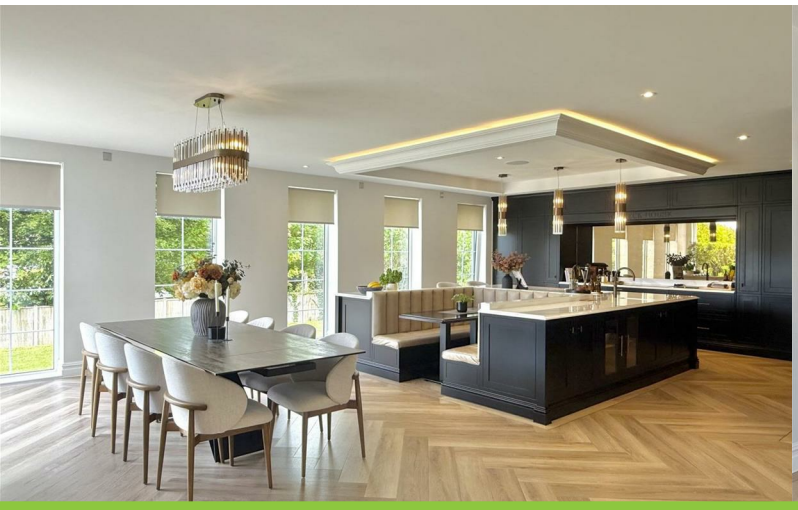
PEOPLE, PASSION AND SERVICE

Welbeck House, 499 Tavistock Road

Roborough, Plymouth, PL6 7AA

£1,200,000

4 | 2 | 2 | C



Welbeck House, 499 Tavistock Road

Roborough, Plymouth, PL6 7AA

£1,200,000

TAVISTOCK ROAD, ROBOROUGH, PLYMOUTH, PL6 7AA

SUMMARY

Welbeck House is an impressive and substantial detached residence that has been recently extended and fully renovated to an exceptional standard by the current owners, resulting in a truly stunning family home.Occupying a generous plot of just over one-third of an acre, the property is set within beautifully landscaped gardens. A superb sun terrace and patio area overlook the swimming pool, creating an ideal setting for outdoor entertaining and relaxation.

From the moment you step into the grand entrance hall, the home exudes class and sophistication. This striking space features a galleried landing above, enhancing the sense of light and openness. From here, doors lead to a boot room, a formal sitting room, and the heart of the home—an outstanding open-plan family, dining, and kitchen area.

This stylish living space boasts a high-specification kitchen with a central island incorporating a bespoke dining booth, a walk-in larder, and a cleverly concealed breakfast station. There is also a comfortable informal lounge area and ample space for a large dining table, all enjoying delightful views over the gardens. A separate door leads to a snug/games room, providing a perfect retreat for children or informal gatherings. Additional ground floor accommodation includes a utility room with external access to the driveway, along with doors leading to a cloakroom and plant room.

The galleried landing continues the sense of space upstairs, where there are four generously sized bedrooms. The principal suite features a luxurious en suite bathroom and dressing area, while a guest bedroom also benefits from its own en suite. A well-appointed family bathroom serves the remaining bedrooms.

Externally, a sweeping gravel driveway provides extensive parking for multiple vehicles, as well as space for a campervan or caravan. The property enjoys a high degree of privacy, set well back from the road and surrounded by mature trees and shrubs. There is also potential to construct a double or triple garage, subject to the necessary planning permissions.

To the rear, the garden offers a tranquil retreat, with a swimming pool and sun terrace perfectly positioned for al fresco dining and entertaining with family and friends.

ACCOMMODATION

Entrance via a Jet Black front door which opens into the grand entrance hall.

ENTRANCE HALL

19'5" narrowing to 4'4" x 18'8" narrowing to 11'10 (5.94m narrowing to 1.33m x 5.7m narrowing to 3.63m)

A stunning hallway with staircase leading up to the galleried landing. Entrance footwell. Grey wood effect Herringbone style LVT flooring with under-floor heating with a decorative edge. Ceiling spotlights. Doors leading to the open-plan lounge/kitchen/diner, sitting room & boot room.

BOOT ROOM

6'4" x 2'3" (1.95m x 0.69m)

Obscured uPVC double-glazed window to the front. Grey wood effect Herringbone flooring with underfloor heating. Hanging rails. Fitted shelving for handbags, shoes and coats. Ceiling spot lights.

SITTING ROOM

22'3" narrowing to 14'7" x 15'5" narrowing to 11'8 (6.8m narrowing to 4.45m x 4.7m narrowing to 3.58m)

Dual aspect with 3 uPVC double-glazed windows to the rear & one to the front. Two radiators.

OPEN-PLAN FAMILY KITCHEN/DINER/LOUNGE AREA

This stunning living space showcases a beautifully designed, high-specification kitchen featuring a range of matching base and wall-mounted units. It is fully equipped with two integrated Caple ovens, a separate full-height fridge and freezer, and a dual-zone wine cooler—perfect for both everyday living and entertaining.
Elegant Calacatta quartz OG-style work surfaces incorporate an inset induction hob and a Smeg grill, complemented by an antique-style splashback. The kitchen also benefits from two sink units, each fitted with Quooker boiling taps for added convenience. At the heart of the space lies a central island, thoughtfully designed to include a bespoke dining booth, alongside a walk-in larder and a cleverly concealed breakfast station.
The open-plan layout flows seamlessly into a comfortable informal lounge area, with ample space for a large dining table. Multi-zone underfloor heating runs throughout, ensuring year-round comfort. The room is bathed in natural light from five rear-facing windows—one of which is tilt-and-turn—all offering delightful views over the gardens.
Additional features include integrated ceiling speakers, stylish ceiling spotlights, and coordinating pendant lighting above the dining area. Sliding uPVC double-glazed patio doors extend along one side, opening directly onto a sun terrace, creating a perfect indoor-outdoor living experience.

KITCHEN/DINING AREA

29'11" x 19'3" (9.12 x 5.87)

Ample space for entertaining and dining.

FAMILY AREA

17'5" x 13'6" (5.31 x 4.12)

Ample space for sofas and chair. Underfloor heating. Floating wall mounted media unit.

SNUG

10'4" x 11'3" maximum (3.17m x 3.44m maximum)

uPVC double-glazed window to the rear. Grey wood effect LVT flooring with detailed edge and underfloor heating. Ceiling rose.

WALK-IN LARDER

8'0" x 3'6" (2.46m x 1.09m)

Automatic lights. Fitted open shelving to two walls. Calcatta quartz worktop.

UTILITY

10'2" x 8'11" (3.1m x 2.74m)

Position for washing machine & tumble-dryer. Matching base & wall mounted units with Calcatta quartz worktop over with mixer tap. Pull-out drawers. uPVC double-glazed window to the front. uPVC double-glazed door opening to the side garden. Door opening to the cloakroom and the Plant room..

PLANT ROOM

5'5" x 5'10" (1.67m x 1.78m)

Gledhill water tank with pressured cylinder. Worcester boiler. Access hatch to roof void. Media cabinet with Wi-Fi mesh system. Manifolds for the under-floor heating.

Tel: 01752 664125

CLOAKROOM
4'11" x 4'2" (1.51m x 1.29m)
Grey wood effect LVT flooring. Matching suite of close coupled wc, contemporary wash hand basin and sitting on a Calcutta quartz worktop with mixer tap inset into wall. Storage cupboards under. Ceiling spotlights. Covings.

FIRST FLOOR LANDING
20'1" narrowing to 11'8" x 9'1" narrowing to 3'3" (6.14m narrowing to 3.57m x 2.77m narrowing to 1.01)
Lovely light & airy landing with views over the grand entrance hall. Three high level uPVC double-glazed windows to the front. Covings. Access hatch to roof void. Doors leading to the bedrooms and family bathroom.

MASTER BEDROOM
17'1" x 11'5" plus the door access (5.21m x 3.48m plus the door access)
Herringbone style LVT flooring with detailed edge. Concaved central ceiling with spotlights on two sides. Three uPVC double-glazed windows to the rear. Door opening to the en-suite.

EN-SUITE
11'5" x 4'8" (3.48m x 1.44m)
Modern opulent suite of His & Hers sinks inset into wood effect vanity storage cupboards below. Walk-in shower cubical with dual shower-heads both rainfall & handheld. Close coupled wc with hidden cistern into the wall. Underfloor heating. Ceiling spotlights. uPVC obscured double-glazed window to the rear. A room opens into the dressing room.

DRESSING ROOM
11'3" x 4'3" (3.44m x 1.32m)
An array of fitted bedroom furniture including hanging rails, shelving & pull-out drawers.

GUEST SUITE
11'7" x 11'3" plus the door access (3.54m x 3.43m plus the door access)
Grey wood effect LVT flooring with decorative edging. Dual aspect with two uPVC double-glazed windows to the rear overlooking the garden and pool, one to the side. Covings. Ceiling rose. Door opens into the en-suite.

EN-SUITE
7'4" x 5'3" (2.26 x 1.62)
Matching suite of fitted shower cubical with dual shower-heads, both rainfall & handheld, wash hand basin inset into wood effect vanity storage cupboards below, close coupled wc with hidden cistern. Heated towel rail. Grey wood effect LVT flooring. Obscured uPVC double-glazed window to the rear.

BEDROOM THREE
12'4" x 10'5" (3.77m x 3.19m)
Grey wood effect LVT flooring with detailed edge. Covings. Ceiling rose. Fitted twin wardrobes with hanging rail, shelving & automatic lights.

BEDROOM FOUR
10'4" x 9'7" (3.16m x 2.93m)
Grey wood effect LVT flooring with detailed edge. Dual aspect with uPVC double-glazed window to the front & side. Ceiling rose.

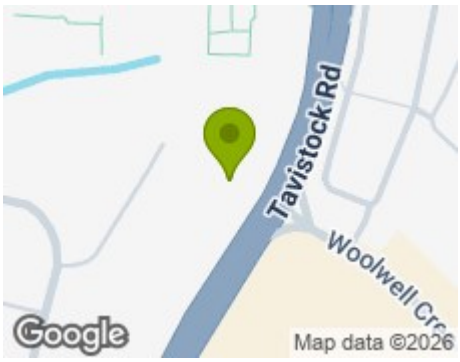
BATHROOM
8'6" x 6'7" (2.6m x 2.03m)
Opulent suite of free standing bath, floating wash hand basin, close coupled wc with hidden cistern, walk-in shower with dual shower-heads both rainfall & handheld. Heated towel rail. Covings. Obscured uPVC double-glazed window to the front. Part-tiled walls. Tiled floor with under-floor heating.

OUTSIDE
The property is approached via a sweeping gravelled driveway allowing plenty of off road parking or the option to build a double/triple garage subject to planing. To the rear is a private garden with a lovely sun terrace providing a great space for al fresco dining overlooking the swimming pool and lawned areas.

COUNCIL TAX
Plymouth City Council
Council Tax Band: F

SERVICES
The property is connected to all the mains services: gas, electricity, water and drainage.

Road Map

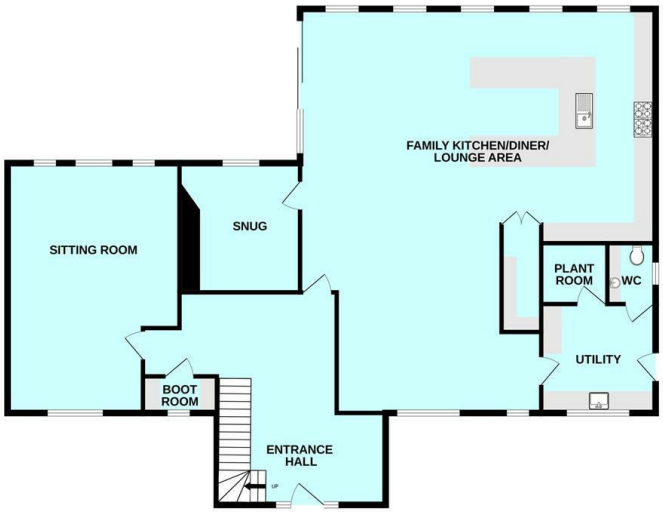


Hybrid Map

Terrain Map

Floor Plan

GROUND FLOOR



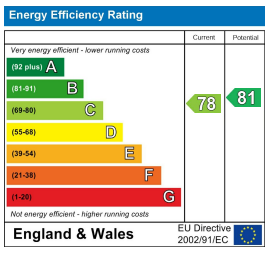
1ST FLOOR

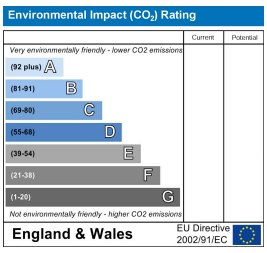
Made with Metropix ©2026

Viewing

Please contact our Plymouth Office on 01752 664125 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

10 - 12 Eggbuckland Road, Plymouth, Devon, PL3 5HE
Tel: 01752 664125 | Email: plymouth@julianmarks.co.uk | www.julianmarks.co.uk