





127 Wembury Road

Elburton, PL9 8EZ



This exceptional three-storey bungalow is being offered for sale for the first time in approximately 40 years. Situated towards the end of a private road, the property benefits from seclusion without isolation and is still within easy reach of all the amenities Elburton has to offer. An internal inspection comes highly recommended to appreciate all the benefits of this superb property.



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GROUND FLOOR

Balustraded steps lead up to a balconied entrance enjoying wonderful views of the village of Elburton and beyond, to Dartmoor in one direction and Mount Edgcumbe in the other. A brick arch with part glazed front door leads to the Entrance Porch which features a period tiled floor and wooden door with original stained glass windows to either side giving access to the Entrance Hallway, which is spacious and has doors to all ground floor rooms. The Sitting Room is a light and airy dual aspect room with bay window to the front and further window to the side. There is an original ceramic tiled feature fireplace with inset wood burning stove and glazed pocket doors leading to the Dining Room, which enjoys large windows and additional French windows to the garden, and an original ceramic tiled feature fireplace (blocked).

The Kitchen is a dual aspect room with windows to the side and rear, stripped wooden floorboards and oil fired Heritage Duet Range cooker set into an inglenook on a tiled hearth. The room is fitted with a range of wall and base units with work surfaces over with splashback tiling and cupboards and drawers under incorporating 1½ bowl sink unit with mixer tap, inset electric hob and built-in electric double oven.

The two main bedrooms located on the ground floor are both very generous doubles, one with a bay window to the front enjoying the views previously mentioned, the other to the rear of the property with an original ceramic tiled feature fireplace. The Bathroom has a frosted window to the rear, half tiled walls, and is fitted with a claw-footed Airbath with mixer tap and hand-held shower attachment, a pedestal hand basin and a separate shower cubicle with rainfall shower head. The Separate WC has a frosted window to the rear, half tiled walls, low level WC and pedestal hand basin.



FIRST FLOOR

Stairs rise from the Entrance Hall to a small landing with doors to the two rooms. There is limited head height in parts of these rooms, located as they are in the eaves. Bedroom 3 has a window to the front enjoying lovely views, a half-height wardrobe cupboard providing hanging and storage space and a door leading to extensive eaves storage space. The additional Loft Room benefits from a Velux window to the side and a door leads to an excellent storage cupboard/cubby hole with a further door to the eaves storage.

LOWER GROUND FLOOR

Accessed via the Garage, the Lower Ground Floor Rooms offer a superb opportunity for all manner of uses, from workshop to games room to annexe to small business premises (subject to any necessary consents). The Workshop has a tiled floor, a storage cupboard and a door leading to a substantial undercroft storage area. An unglazed 'window' and open doorway lead through to the Games Room with a continuation of the tiled flooring. Here, there is a window to the side and a glazed door leading to the garden, a storage cupboard, useful shelving space and a storage heater.



DRIVEWAY AND GARAGE

To the front of the property is a driveway providing parking for three vehicles, steps up to the front door, and giving access to the Double Garage with wooden sliding doors incorporating pedestrian door to the front, frosted window to the rear, ample storage in the rafters with good height, built-in shelving and tool racks, power and light. A part-glazed door leads to the workshop.

GARDENS

The Gardens are a particular feature of the property, having been lovingly cared for over the years. To one side of the house is the vegetable garden, which benefits from a greenhouse, a large cold frame with strawberries and mint, a fruit cage housing white, black and redcurrants, gooseberries and raspberries, in addition to vegetable beds.

OUTBUILDINGS

A path leads around the rear of the house where there is a GARDENERS' WC, TOOL SHED and LARGE GARDEN STORE, the latter of which has two windows to the front and a coal bunker/log store and is, we are informed, of cavity wall construction with damp proof course.

Continuing to the other side of the house are the main gardens, facing South West, and arranged on three easy levels. Directly outside the Dining Room is a good sized paved patio from which one can appreciate the spectacular, far-reaching views. The remainder is mainly laid to lawn with well-established flower and shrub borders containing a wealth of mature specimens such as hydrangea, heather, rose, holly, laurel, lilac, camellia and magnolia. There is also an orchard and wildflower meadow which is planted with several mature apple trees, a pear and a damson, with bluebells, primroses and grape hyacinths underneath. A wildlife pond is located at the end of the lower lawn, which has a five bar gate giving access to the lane, a superb wisteria trained along a wall, and a pedestrian gate to the front.

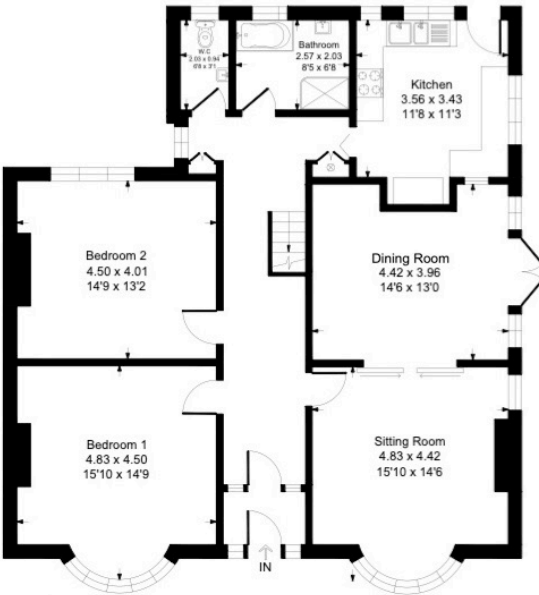


SITUATION

The village-like atmosphere of Elburton and close proximity to the countryside of the South Hams continue to ensure that the location remains one of the most sought-after areas within the city of Plymouth. Amenities include the OFSTED rated 'Outstanding' Elburton primary school, Post Office, Co-op convenience store, butcher's shop, bakery, public houses, take-aways and regular bus services into Wembury, Plymstock and Plymouth. Secondary schooling is available at Coombe Dean and Plymstock schools. Nearby, the Plymstock Broadway has a wider range of shops, library, health centre and the city centre of Plymouth is only 4½ miles with a range of large department stores, restaurants, cinemas, theatres, grammar schools, colleges and university. The nearby beaches of Wembury and Bovisand are easily accessible, along with the countryside of the South Hams. Plymouth has at least five yacht marinas including Sutton Harbour, Mayflower, Plymouth Yacht Haven, Queen Anne's Battery and King Point, providing an excellent base for exploring the South West's many fantastic beaches and anchorages, or further afield to France and the Channel Islands.

Communication links in the area are excellent, with the A38 Devon Expressway providing dual carriageway links to the M5 at Exeter, or Cornwall across the Tamar. There is a mainline train station, providing direct links to London Paddington in just over three hours, whilst Exeter's International Airport about an hour's drive away provides a wide selection of services to UK and international destinations, including daily flights to London City Airport.



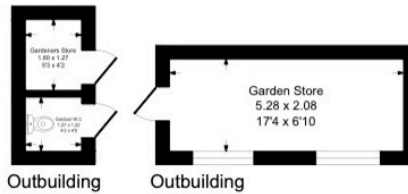


Ground Floor

Approximate Gross Internal Floor Area = 188.9 sq m / 2033 sq ft
 Cellar Area = 42.1 sq m / 454 sq ft
 Outbuilding Area = 14.7 sq m / 159 sq ft
 Garage Area = 27.0 sq m / 291 sq ft
 Total Area = 272.8 sq m / 2937 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



Outbuilding

Outbuilding



SERVICES

Mains electricity and water. Central heating and hot water provided by oil fired Heritage Range cooker located in the kitchen and immersion heater in addition. Private drainage via septic tank located on the property.

COUNCIL TAX

Band F.

TENURE

Freehold

LOCAL AUTHORITY

Plymouth City Council.

VIEWINGS

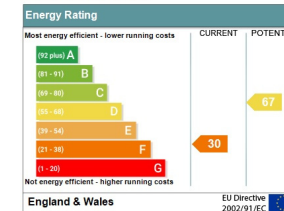
Viewing strictly by appointment with Luscombe Maye 01752 880044.

DIRECTIONS

From the A379, proceed to the roundabout in the centre of Elburton and turn into Springfield Road, signposted to Wembury. Continue past the shops and, at the traffic lights, turn left towards Wembury again. Proceed down the hill and, just after the turning for Blackstone Close on the left-hand side, turn left into the driveway by the sign for Plymstock Reflexology. Continue up the driveway, bearing left at the fork, and the property is the second-to-last one.

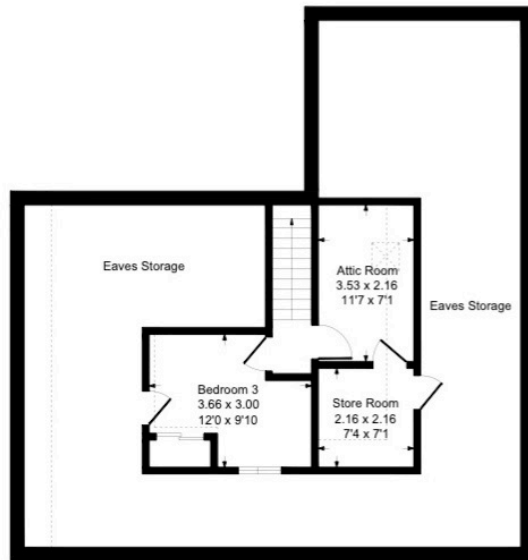
What3Words: ///doctor.upper.venues

Address: 127 Wembury Road, PLYMOUTH, PL9 8EZ
 RRN: 0240-3026-9205-8607-7200

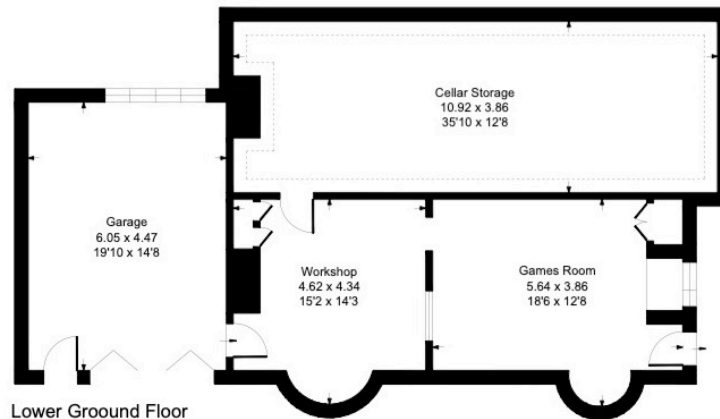


England & Wales

EU Directive 2002/91/EC



First Floor



Lower Ground Floor

