

STAGS

4 Wood Park

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Plymouth, PL6 8AW

Plymouth City 6 miles A38 2 miles Exeter 44 miles

- Superb location set amongst ancient woodland.
- On the fringes of the city
- Deeply private setting
- 2330 sq ft
- Garaging
- Gardens of around a third of an Acre
- Beautifully presented
- Planning permission

£650,000

Situation

The exclusive private development of Wood Park, is unique, set on a no-through road, within ancient woodland, within Mainstone Woods which adjoins Plymbridge Valley and the beautiful National Trust Plymbridge Woods. Located on the north eastern fringe of the city it has a deeply rural feel yet offers the convenience of being within easy reach of the The Ocean City, and the A38. This spectacular family home represents a unrivalled lifestyle investment for its residences. Nature lovers and outdoor enthusiasts will find the area highly appealing with unspoilt woodland walks available in Plymbridge linking to Dartmoor National Park, with the National Cycle Network nearby, linking Plymouth with the North Devon Coast.

Description

The detached house was completed in 1988 and is one of twelve exceptional detached residences of Scandinavian style; built to provide inspiration and innovation and integrate with the woodland setting. Reminiscent of an alpine skiing resort, without the biting cold, this unspoilt setting is host to a profusion of natural flora and fauna.

The property offers spacious accommodation that extends to 2330 square feet over two floors and is extremely well suited to family living. The present owners have incorporated numerous improvements to the property in their term of ownership, including flooring, a contemporary kitchen and modern bath/shower room suites.



A stunning and spacious Scandinavian style detached house.





Accommodation

The contemporary accommodation is architecturally designed to create the feeling of space and light, recently improved by our clients to create a comfortable family home. Crossing the threshold a welcoming entrance hall leads to the open plan reception accommodation, bathed in natural light by the large picture windows, this flexible space is currently used as a sitting room and snug, but would equally make a fine drawing room and formal dining room.

The kitchen, is a thoroughly modern affair with a beautiful designer German fitted kitchen with central island and all the top of the range integrated appliances you would expect, and still plenty of space for a breakfast table.

Upstairs there are five generous bedrooms, the master is obviously en suite and has a wonderful balcony, a perfect spot for breakfast. Both bathrooms have been recently replaced and are stunning. At the other end of the house is a separate area, currently used as sewing room and study, with second staircase to the ground floor where you will find a utility room and steam room. This has obvious guest wing or annexe potential.

In addition there is a large double garage with electric doors.

Gardens and grounds

The long drive sweep to ample parking/turning area and in turn gives access to the garage. The gardens are generous (about 0.3 of an acre) and predominantly laid to lawn with various mature trees and shrubs, they are a peaceful and restful place to spend time and are remarkably private.

Directional notice

From the A38 at Marsh Mills and after approximately a quarter of a mile bear right at the roundabout (over the A38) taking the third exit as signposted to Estover. Proceed along the B3413 Forder Valley Road and after the filling station turn right into Novorossiysk Road. After about one mile, upon reaching the roundabout with Plym Bridge Road, turn right as signed for Earlswood. Pass Earlswood Drive on the right and then take the next turn right into Wood Park, where you will find the house directly in front of you.

Services

Mains water, electricity, drainage and gas.

Planning Permission

Before our clients decided to move, they were granted planning permission for a side extension and raised decking. Planning was granted on the 24th of May 2016 application reference number 16/00581/FUL. A copy of the plans and planning consent are available for inspection at the Agent's Plymouth Office or online using the planning reference number.





These particulars are a guide only and should not be relied upon for any purpose.

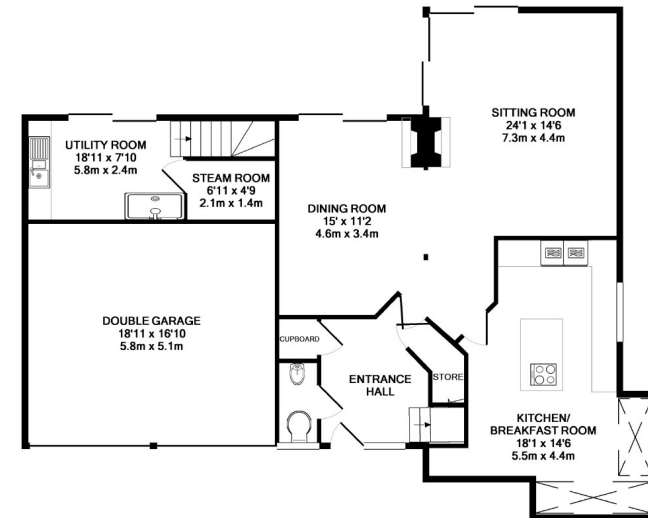
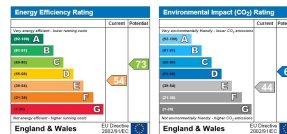


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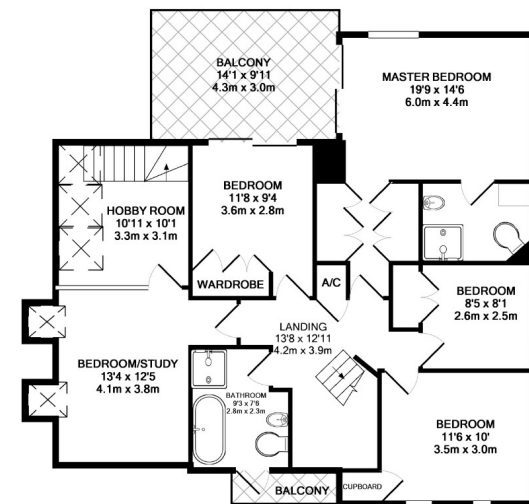
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GROUND FLOOR
APPROX. FLOOR
AREA 1295 SQ.FT.
(120.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1035 SQ.FT.
(96.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2330 SQ.FT. (216.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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