62 STRAY PARK YEALMPTON







Tucked away towards the end of a peaceful no-through road and backing onto mature woodland, this beautifully extended four/five bedroom detached home offers a rare combination of space, privacy and lifestyle — all within walking distance of village amenities and just a short drive

from the South Hams coast

Mileages

Plymouth - 9 miles, Newton Ferrers - 3 miles, Village Centre - 0.5 miles (all mileages are approximate)

Accommodation Ground Floor

Kitchen/Dining/Sitting Room, Lounge, Boot Room,
Office, WC, Utility

First Floor

Principal Bedroom with Walk In Dressing Room & Ensuite,
Three Bedrooms, Family Bathroom

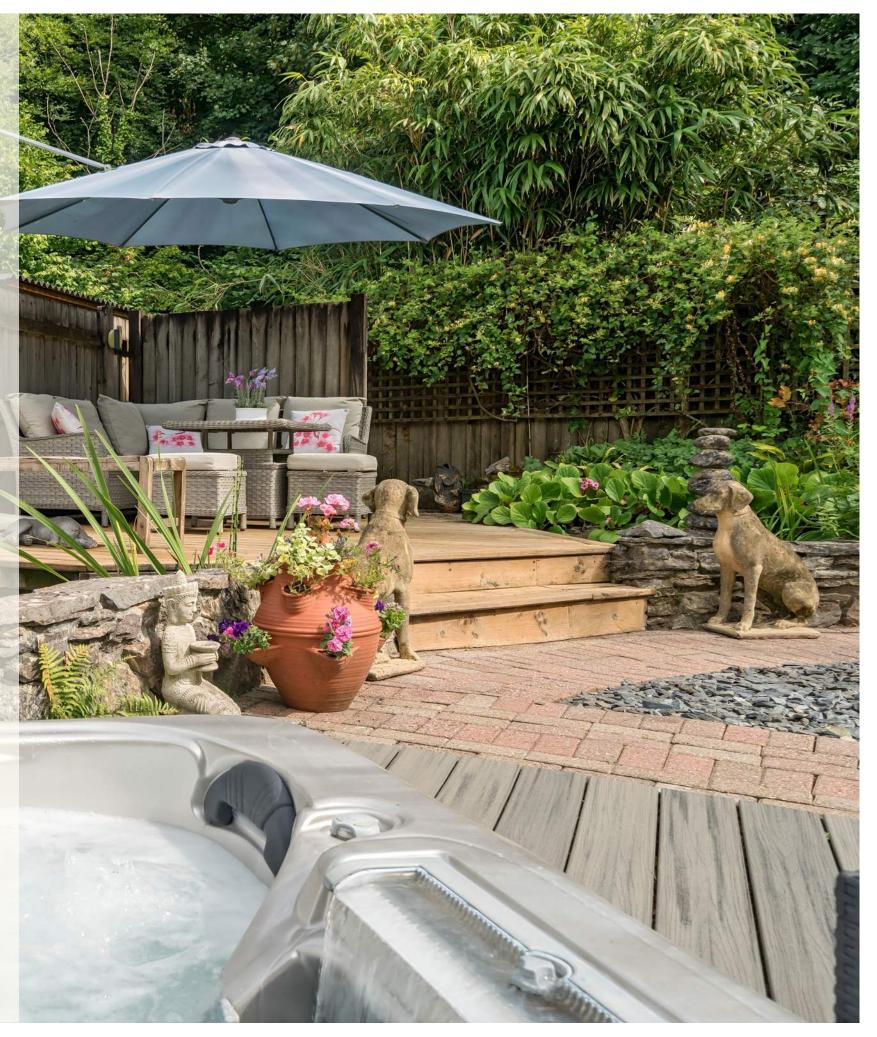
Outside

Garden, Hot Tub, Kitchen Garden (with space for a greenhouse),

Driveway Parking

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk
The Green, Parsonage Road, Newton Ferrers, Devon, PL8 1AT



Carefully designed to create a warm and contemporary home, this detached property is tailored for family life, entertaining and a seamless connection with the outdoors. With generous proportions throughout and a wonderful sense of flow, the layout strikes a balance between open-plan living and private, quieter spaces.

The heart of the home is a superb, extended kitchen/dining/living room — a sociable and light-filled space featuring oak flooring, a central island with oak worktop, and defined zones for cooking, eating and relaxing. The kitchen is beautifully appointed with Mirastone work surfaces and quality appliances, while the living area flows through to a sitting room with a gas fire and French doors opening onto the garden.

Also on the ground floor, a spacious entrance hall leads to a separate study/bedroom 5, ideal for home working. There is a utility area off the kitchen with sink and space for a washing machine, leading to a boot room beyond. Internal access to the garage, where a second utility area has been discreetly integrated to include storage and space for a tumble drier.

Upstairs, the principal suite offers a tranquil outlook to the rear, along with a dressing area and stylish en suite bathroom with twin sinks and walk-in shower. There are three further bedrooms and a modern family bathroom, all arranged around a generous landing.

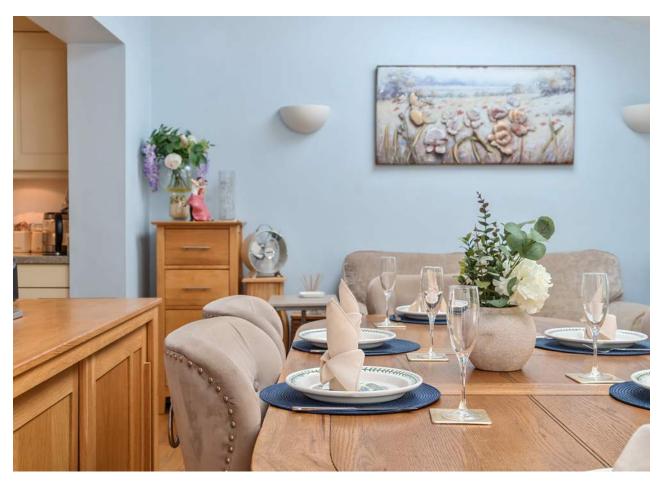
Outside, the rear garden has been thoughtfully landscaped for low-maintenance enjoyment and year-round use, with zoned areas including a decked terrace, hot tub, a wildlife pond and plenty of areas to choose from for alfresco dining. To the front, there's a kitchen garden, fruit trees and driveway parking for at least two vehicles with potential to create further parking.

This is a home that not only delivers on comfort and practicality but also offers an easy-going, lifestyle-led feel — all in a leafy, established setting that's moments from woodland and riverside walks, and just ten minutes from the beach.

The property enjoys a discreet position towards the end of a quiet residential cul-de-sac in Yealmpton, one of the South Hams' most conveniently located villages. Local amenities include a Post Office and village shop, GP surgery, dentist, optician, primary school, two pubs, café and takeaway. The nearby yachting haven of Newton Ferrers and the coastal paths beyond are easily reached, while Plymouth lies around 7 miles away, offering excellent schooling, university and transport links. Yealmpton also provides access to Dartmoor, sandy beaches, and numerous walking and cycling routes along the River Yealm and surrounding countryside.





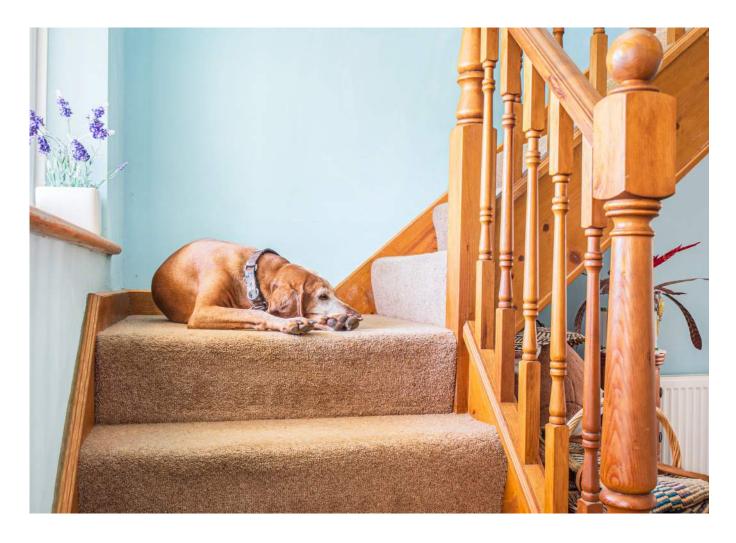


KEY FEATURES

- Beautifully extended 4/5-bedroom detached home
- Quiet end-of-cul-de-sac location backing onto mature woodland
- Spacious open-plan kitchen/dining/living area with central island and oak flooring
- High-spec kitchen and utility with Mirastone worktops and quality integrated appliances
- Separate sitting room with gas fire and French doors to the garden
- Dedicated study ideal for home working
- Principal bedroom with dressing area and en suite (twin basins & walk-in shower)
- Three further bedrooms and modern family bathroom
- Professionally landscaped rear garden with decked terrace, hot tub & wildlife pond
- Boot room and integrated garage with utility storage area
- Driveway parking for at least two vehicles (scope to add more)
- Walking distance to village amenities including shops, GP, school & pubs
- Close to beaches, riverside walks, Dartmoor and South Hams coastline
- Approx. 7 miles from Plymouth with excellent transport links
- 4Kw solar with original FIT tariff with income approx £1400 pa
- Dual zone central heating upstairs/downstairs ideal when working from home













Property Details

Services: Mains gas, electricity, water and drainage. 4Kw solar with

original FIT tariff with income approx £1400 pa

EPC Rating: Current: B - 87, Potential: B - 90, Rating: B

Council Tax: Band E

Tenure: Freehold

South Hams District Council, Follaton House, Plymouth

Authority Road, Totnes, Devon, TQ9 5HE. Telephone: 01803

861234

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

When entering Yealmpton on the A379 from Plymouth pass Ben's Farm Shop on the left, and continue for about a quarter of a mile to turn right into Stray Park immediately after the zebra crossing. Take the first right after entering the street and then the next left. Follow the street all the way down, turn right and you will find 62 Stray Park on the right hand side.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311.







Floor Plans

Approximate Area = 1839 sq ft / 170.8 sq m Garage = 117 sq ft / 10.8 sq m Total = 1956 sq ft / 181.6 sq m

For identification only - Not to scale





IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





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