



Pear Tree House, 50 Blunts Lane, Derriford, Plymouth, Devon, PL6 8BE

£680,000



Lang Town and Country are delighted to offer this fantastic opportunity to acquire a spacious and contemporary family home, forming part of an exclusive complex of just three barn style properties built in 2005, which back onto a Nature Reserve. This hidden enclave provides a feel of a 'rural' setting combined with the convenience of being located close to Derriford Hospital, Crownhill Shopping area, the A38 intersection and the vibrant City Centre which is approximately five miles away and within easy access to both the wonderful Dartmoor National Park and the stunning Devon coastline & beautiful Rame Peninsula and Southeast Cornwall.

Pear Tree House is the end terraced barn style property, built in 2005 which backs onto Bircham Valley Nature Reserve and offers elegant accommodation configured over two floors. The well-presented accommodation comprises a welcoming reception hall, with a beautiful staircase leading to the galleried landing. Doors lead you to the stunning and well-appointed kitchen diner, which in turn sweeps around to the impressive living space. Both the dining area and sitting room have high quality patio doors leading on to a patio, overlooking the garden and nature reserve beyond. The sitting room has a vaulted ceiling featuring two remote skylights and an opening to the playroom/study again with patio doors to the garden. There is also a useful cloak room on this level. On the first floor is a bright and airy galleried landing overlooking the sitting room, four double bedrooms, with the master bedroom having an en-suite bathroom. Bedroom two/guest room has an en-suite shower room. There is a great, well-appointed family bathroom with separate shower enclosure and a bath.

A gate leads into the development and this property has off-road parking for three vehicles plus the added benefit of a larger than average garage.

One of the most important features of the property is the beautiful rear garden, with a porcelain patio, where you can sit, relax and enjoy the garden, nature reserve beyond and the abundance of wildlife. The sweeping lawn draws you to a gate with access to the nature reserve, The lawn is flanked by well stocked flower beds, borders, fruit trees, including a Plymouth Pear Tree, mature trees and a garden shed, all enclosed by a badger proof fence.

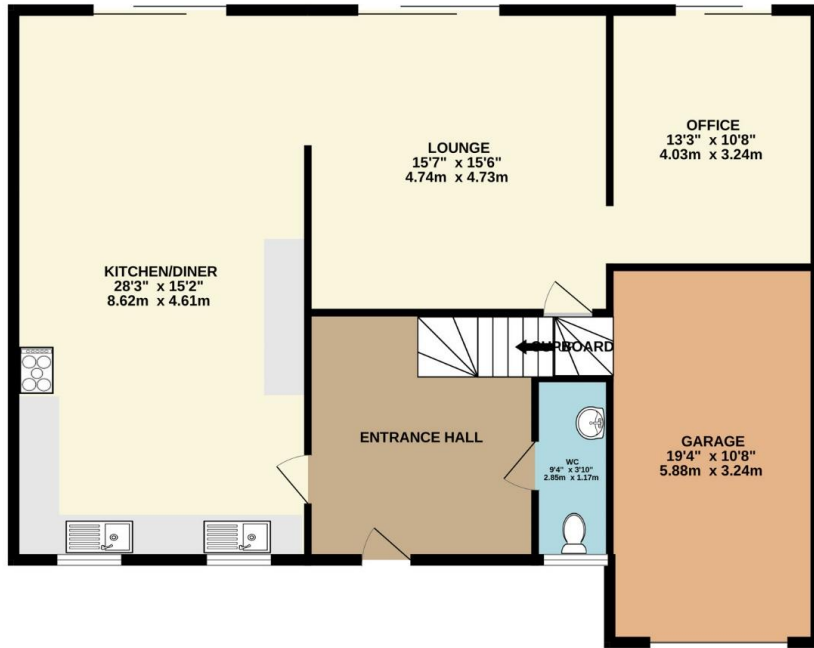
We would recommend an early viewing to appreciate this fine home situated in a superb location.



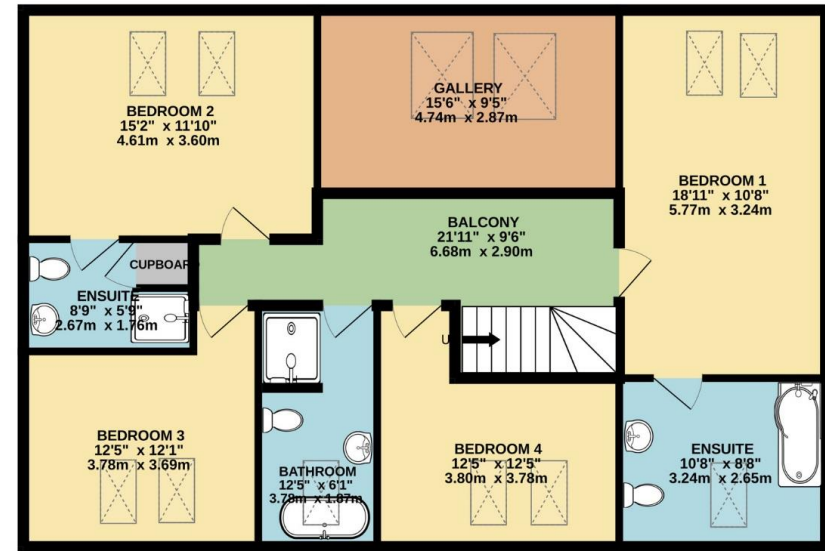
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



GROUND FLOOR
1213 sq.ft. (112.7 sq.m.) approx.



1ST FLOOR
996 sq.ft. (92.5 sq.m.) approx.



TOTAL FLOOR AREA : 2210 sq.ft. (205.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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