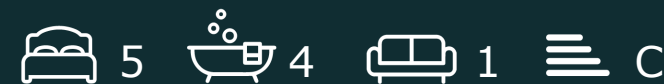


DC  
LANE

SELL • LET • MANAGE

Knighton Road, Plymouth, PL9 0JD

£700,000 Freehold









# Knighton Road

Plymouth, PL9 0JD

- Individually Designed Detached House
- Wembury Location
- Glorious Views
- Wrap Around Gardens
- Double Integral Garage
- Five Double Bedrooms
- Magnificent Open Plan Reception Room
- Spacious Accommodation
- One Mile from beach
- Council Tax Band G

DC Lane are thrilled to present this substantial individually designed detached house located in the charming village of Wembury located in the South Hams within the South Devon Area of Outstanding Natural Beauty surrounded by countryside and just one mile from Wembury beach.

As you enter, you are greeted by a galleried hallway with entrance into a magnificent open plan living area that boasts stunning views of the surrounding farm fields, certainly a room with a view. The generous layout with engineered oak flooring, modern woodburner and generous kitchen with solid wood worktop allows for seamless entertaining and relaxation, making it an ideal space for both family gatherings and quiet evenings at home. A further reception room/bedroom has sliding doors to a decked terrace and to the lower floor there are four double bedrooms, master with modern woodburner opening onto a sun terrace and boasting a well appointed en suite bathroom. There is a further shower room, utility room with shower and even a wet room ideal for sandy children and dogs from the beach!

Set within a sizeable plot, the property features wrap-around gardens that provide ample outdoor space mainly laid to lawn with an ancient oak tree, brick garden house and plenty of space for gardening enthusiasts to thrive. There is also a cellar that runs beneath the property for storage.

For those with multiple vehicles, the property includes an integral double garage and ample parking on the driveway. Additionally, the presence of owned solar panels highlights the property's commitment to sustainability, providing an eco-friendly energy solution.

This exceptional home is not just a house; it is a lifestyle choice, offering a harmonious blend of comfort, elegance, and environmental consciousness. With its prime location and thoughtful design, this property is a rare find in the Wembury area, promising a delightful living experience for its future owners and a viewing is highly recommended.



£700,000



## Ground Floor

Entrance Hall 7'11" 39'2" (2.42 11.94)

Open Plan Living Room Area  
24'9" x 11'6" (7.55 x 3.53)

Kitchen/Diner 25'1" x 16'4" (7.65 x 5.00)

Bedroom Five/Lounge  
17'5" x 19'3" (5.33 x 5.89)

Cloakroom/WC 4'4" x 6'9" (1.34 x 2.06)

Utility Room/WC 15'1" x 6'9" (4.62 x 2.06)

Shower Room 3'8" x 6'9" (1.14 x 2.06)

## Lower Ground Floor

Bedroom One 16'4" x 15'1" (5.00 x 4.61)

En Suite Bathroom 10'0" x 9'5" (3.07 x 2.88)

Bedroom Two 11'5" x 18'4" (3.49 x 5.61)



Bedroom Three	13'7" x 9'11" (4.15 x 3.04)
Bedroom Four	10'0" x 9'11" (3.07 x 3.04)
Shower Room	13'7" x 6'2" (4.15 x 1.89)
External	
Integral Garage	15'8" x 19'11" (4.80 x 6.09)

## Directions

Exit the Devon Expressway following signs for Plymstock. Come along the A374 in the left hand lane taking you across Laira Bridge to Billacombe Road. Take the third exit at the Roundabout onto Pomphlett Road and stay on Pomphlett Rd for 0.6 mi. Turn right onto Dean Cross Rd 0.2 mi Turn left onto Dean Hill 0.3 mi Continue onto Furzehatt Rd 0.2 mi Turn right onto Goosewell Rd 495 ft At the roundabout, take the 1st exit and stay on Goosewell Rd Go through 1 roundabout 0.2 mi At the roundabout, take the 3rd exit and stay on Goosewell Rd 0.4 mi Turn left onto Staddiscombe Rd 0.3 mi Turn right

**Council Tax Band: G**

## Scan for Material Information









Floor Plans



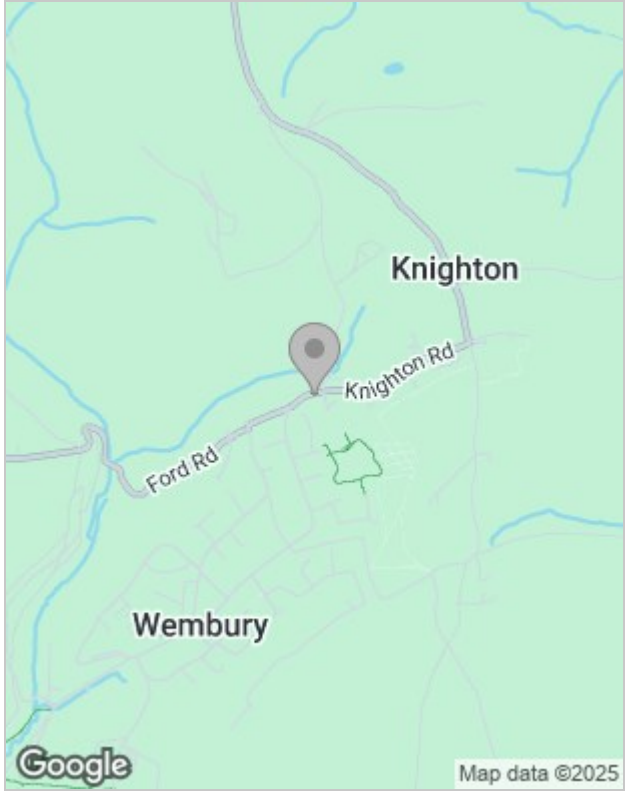
Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

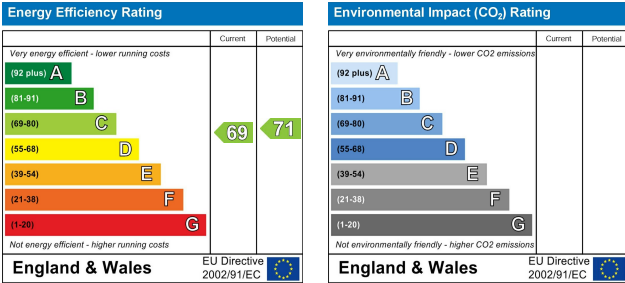
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

Location Map



Energy Performance Graph



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