



12 Boston Quays, (Plot 13) Baylys Road, Oreston, Plymouth, Devon, PL9 7NQ



£820,000



Plot 13 is the only remaining detached house available, within this unique development, 'Boston Quays', a collection of stylish homes set right on the water's edge benefits from direct access to Hooe Lake via a private slipway.

This impressive house, built over two storeys, offers spacious and luxury accommodation and contemporary styling within an enviable waterfront position. The accommodation on offer is 'upside down' with three bedrooms (all with ensuite bathrooms) on the ground floor whilst the main living accommodation and the fourth bedroom/study and another bathroom can be found on the first floor. The layout, although unconventional, allows the occupier to maximise on light levels, views and privacy whilst using the living quarters on the first floor whilst enjoying the cosy and serene feel of the bedrooms on the ground floor.

The accommodation comprises of a generously sized open plan living area with customised kitchen and an impressive, vaulted ceiling, separate utility room, 4 double bedrooms and 4 bathrooms. All main rooms have grant direct access to the gardens. Mechanical Ventilation with Heat Recovery along with underfloor heating throughout (with local, individual room thermostats) allow occupants to tailor their environment to suit their requirements.

All this is set within a private wraparound garden which is enclosed by a Devon bank to be planted with additional hedging, to provide extra privacy and security. The garden also boasts an impressive sun terrace from which occupants can enjoy the elevated and tranquil setting and views across the Cattewater, towards Plymouth. This impressive home with a wealth of character and abundance of natural light, showcases superior interior fittings throughout. Additionally, it benefits from off road parking, ample garaging and a convenient outside shower and tap, set within a concealed and private utility courtyard space.

Location

Oreston Village has a long and distinguished maritime heritage. Located beside the River Plym and within the sheltered anchorage of the Cattewater, the quay was once a bustling harbour and home to tradesmen, sea captains and sailors. Over the centuries, the area has had many identities, from a privately owned estate in the 17th century to a base for oceanographic research in the 21st. Elements of this transition can still be seen within the landscape. Today, this waterside village offers a strong sense of community and a sanctuary from the hustle and bustle of city life. With a range of amenities, including eateries, pubs, shops and good schooling, this village is conveniently located only a short drive to Plymouth and local beauty spots. Boston Quays offers a fabulous collection of contemporary new build homes on the outskirts of 'The Village' and is but another chapter within the evolution of this historic waterfront.

Dimensions:

Ground Floor

Master/Bedroom 1 5.2m/ 17 ft x 3.34m / 10'9ft

Utility 1.65m/ 5'4ft x 1.75m/ 5'7ft

Bedroom 2 5.2m/ 17ft x 3.58m / 11'7ft (into recess)

Bedroom 3 5.2m/ 17ft x 3.2m/ 10'4ft

First Floor

Open Plan kitchen/living/dining room 8.2m/ 26'9ft x 5.2m / 17ft

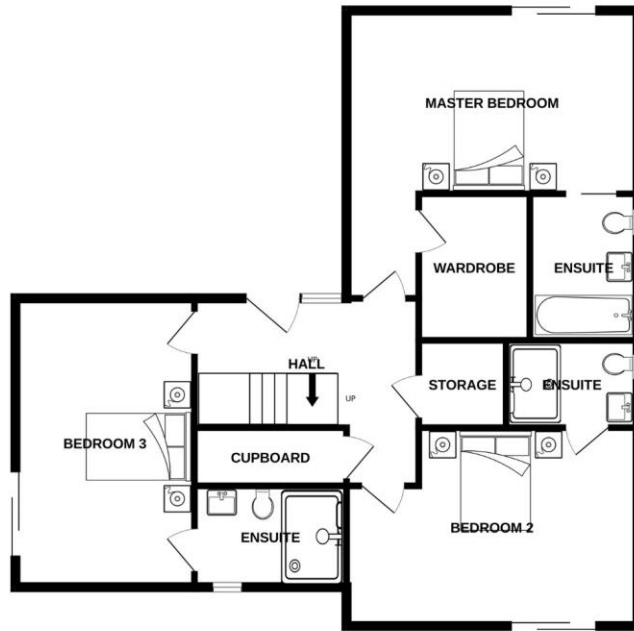
Bedroom 4 / Study 3.87m/ 12'6ft into recess x 3.28m / 10'7ft

Separate Garage 6.5m/ 21'3ft x 5.18m / 16'9ft

To view this property call Lang Town & Country Estate Agents on **01752 278499**.



GROUND FLOOR



1ST FLOOR



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