



8 Beechwood Rise,
Manor Park, Plymouth, PL6 8AP



Guide Price £700,000

'Manor Park' is a most sought-after and private development of individual and exclusive modern detached properties which adjoin and overlook the wooded Plym Valley. Managed by the National Trust, the woods offer access to the river, some fabulous woodland walks and an abundance of nature and wildlife. The property has easy access to the A38/Parkway, Derriford/Nuffield Hospitals and various Business and Science Parks whilst the City Centre is some six miles distant. Manor Park is approached via a long private road flanked by woodland.

Built by the present owners in 2000, under Architect supervision, this imposing, spacious and versatile modern detached home occupies a large and impressive site, of which we understand, approximately ½ an acre. The property itself is approached via a splendid private drive off Beechwood Rise which descends down to the property offering access to the double garage and ample parking. The accommodation, which has fabulous 'Annexe Potential' is arranged on three floors.

approximately ½ acre. There are large sweeping lawns, a patio and a variety of plants, shrubs and bushes.

Agents note

This is a fabulous, spacious and versatile family home and an internal inspection can be most strongly recommended.

LOWER GROUND FLOOR

KITCHEN 2 11' 3" x 13' 4" (3.45m x 4.08m)

BEDROOM 5 11' 5" x 10' 2" (3.50m x 3.12m)

BEDROOM 6 11' 3" x 9' 11" (3.45m x 3.04m)

BATHROOM 7' 10" x 10' 9" (2.39m x 3.29m)

SITTING ROOM 16' 4" x 24' 3" (5.00m x 7.41m)

GROUND FLOOR

SITTING ROOM 22' 3" x 18' 0" (6.80m x 5.51m)

DINING ROOM 16' 0" x 16' 11" (4.88m x 5.17m)

KITCHEN 21' 4" x 10' 11" (6.51m x 3.35m)

UTILITY ROOM 6' 3" x 10' 11" (1.91m x 3.35m)

WC 9' 0" x 2' 9" (2.76m x 0.84m)

STUDY 9' 5" x 11' 4" (2.89m x 3.47m)

On the ground floor is an imposing entrance hallway a large triple aspect sitting room with fireplace feature with doors leading through to the dining room. The kitchen has recently been remodelled and refurbished and is a delightful feature of the property. There is also a study, separate cloakroom/wc and a utility. On the first floor are five bedrooms, two of which have ensuites and there is a family bathroom.

On the garden level which would make an ideal Annexe, the accommodation comprises a large sitting room or another bedroom, two further bedrooms, a bathroom and a kitchen/diner.

The property has gas fired central heating, wooden double glazing, the main kitchen has just been luxuriously remodelled and the bathrooms and ensuites have also been modernised. The drive to the property provides ample additional parking and access to the double garage and a carport.

To the rear of the property is a delightful balcony which enjoys views across the gardens. We understand the property is set in grounds of



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



Continued

FIRST FLOOR

BEDROOM 1 14' 7" x 16' 6" (4.47m x 5.05m)

WC 7' 3" x 6' 9" (2.23m x 2.06m)

BEDROOM 2 16' 0" x 21' 1" (4.88m x 6.45m)

ENSUITE 9' 8" x 5' 5" (2.95m x 1.67m)

DRESSING ROOM 8' 5" x 6' 7" (2.59m x 2.01m)

BATHROOM 9' 10" x 8' 3" (3.00m x 2.52m)

BEDROOM 3 13' 0" x 10' 2" (3.98m x 3.12m)

BEDROOM 4 9' 6" x 11' 4" (2.92m x 3.47m)

BEDROOM 5 29' 11" x 14' 8" (9.14m x 4.48m)

OUTSIDE

DOUBLE GARAGE 19' 5" x 20' 4" (5.92m x 6.20m)

CARPORT 9' 10" x 19' 8" (3.00m x 6.01m)

GARDEN STORE 19' 4" x 19' 8" (5.91m x 6.01m)

GARDEN STORE 9' 5" x 19' 8" (2.89m x 6.01m)

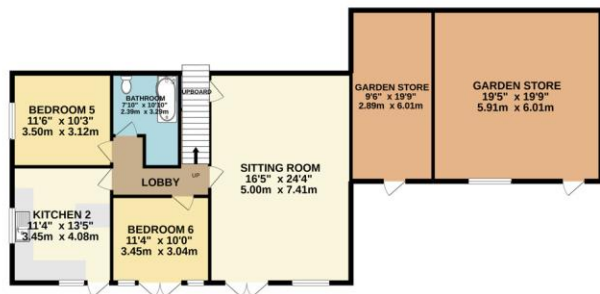
COUNCIL TAX BAND F

LOCAL AUTHORITY Plymouth City Council

POSTCODE FOR SAT NAV PL6 8AP



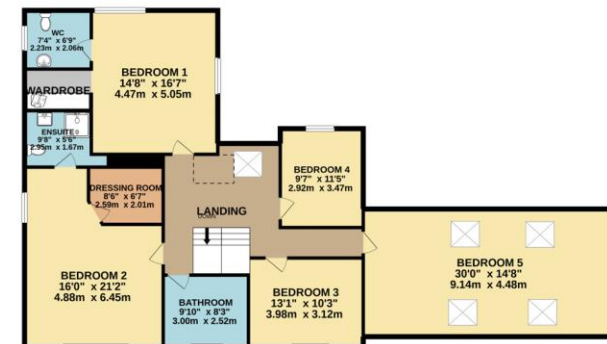
LOWER GROUND
1515 sq.ft. (140.7 sq.m.) approx.



GROUND FLOOR
1799 sq.ft. (167.1 sq.m.) approx.



1ST FLOOR
1697 sq.ft. (157.7 sq.m.) approx.



TOTAL FLOOR AREA : 5010 sq.ft. (465.5 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.
Made with Metropix ©2021



LANG TOWN
© & COUNTRY

Guide Price £700,000

8 Beechwood Rise, Manor Park, Plymouth, Devon, PL6 8AP



40 Mannamead Road
Mutley
Plymouth
Devon
PL4 7AF

01752 256000

property@langtownandcountry.com

Lang Town & Country endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are connected, in working order or fit for purpose. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

