



Mannamead, Plymouth, Devon



£1,750,000



Set in the heart of the Mannamead Conservation Area, and located on undeniably Plymouth's most coveted residential road is this spectacular detached villa, which is arguably Plymouth's finest residence, built in the mid-19th century. Being introduced to the market for the first time in thirty years, this residence exudes opulence and sits on a substantial plot of circa 0.81 of an acre, and internally spans over 5,000 sq. ft., offering an abundance of living space where timeless period charm meets contemporary grandeur. Accessed through private, electric gates, and along a sweeping driveway, South View is a secluded sanctuary on Plymouth's most esteemed avenue.

The grand entrance hall, with its soaring ceilings and intricate architectural details, sets the tone for the magnificence within. The ground floor comprises a series of stately reception rooms, including a palatial drawing room and a stately formal dining room both tailor-made for lavish entertaining, with ornate chandeliers hanging from above. The expansive kitchen/breakfast room caters for large occasions and boasts granite countertops and solid oak kitchen cabinets. A secluded study provides an ideal work from home space; whilst the Morning room is perfect for enjoying the sunlight early in the day. The downstairs is complete with an additional sitting room, perfect for overflow accommodation, and a WC to the rear of the property.



Ascending the sweeping staircase leads to six generously proportioned double bedrooms, each radiating character and elegance. The principal suite, of which boasts a large four-piece suite. This and the second bedroom benefit from spectacular southern views over Plymouth, and over to the Breakwater and beyond. An elegant family bathroom offers convenience for the other bedrooms. Meanwhile, to the rear of the floor, indulges a prospective buyer with an additional reception room, currently a spacious snooker room — a retreat, boasting rich wood panelling and panoramic views of the verdant gardens beyond.

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

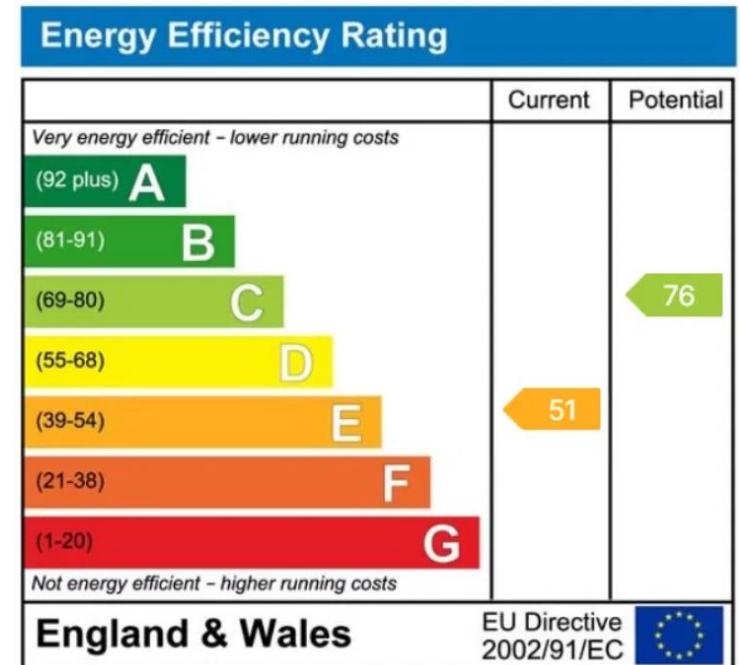


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The property's practicality is equally impressive, with a basement housing a boiler room and ample storage, alongside two garden stores and a charming outdoor WC.

Outside, South View offers plenty of space for outdoor entertainment and alfresco living, with a spacious, sun trapped garden, which is has been designed to offer different spaces. These include, a kitchen garden, a large Victorian greenhouse, and multiple lawned areas, perfect for activities. To the rear of the grounds, is a stable, complete with antique equine equipment, that previously has planning permission to convert, meaning there is substantial opportunity for reconfiguring the grounds, subject to planning. To the rear of this structure, is a wood store, offering additional ancillary space. To the east, there is a pedestrian entrance built into the boundary wall, suitable for additional accessibility requirements.

Set within one of Plymouth's most desirable enclaves, Seymour Road offers a tranquil, tree-lined setting mere moments from prestigious schools, boutique shops, and the vibrant city centre. South View is more than just a home — it's a statement of unrivalled sophistication, an extraordinary opportunity to purchase in Plymouth's 'Super Prime' residential area.

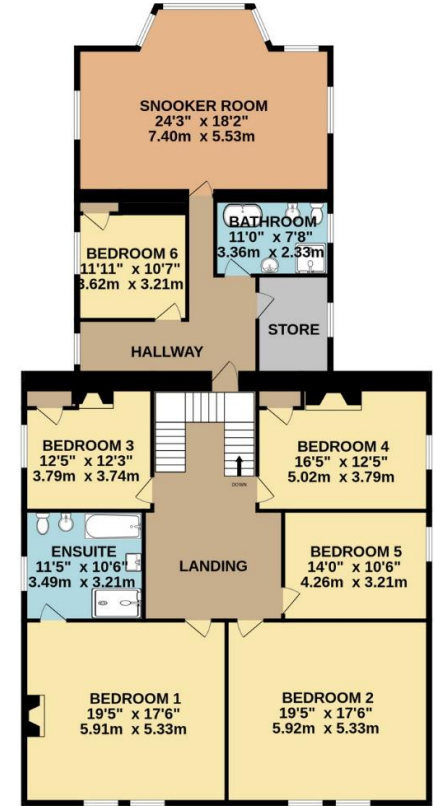
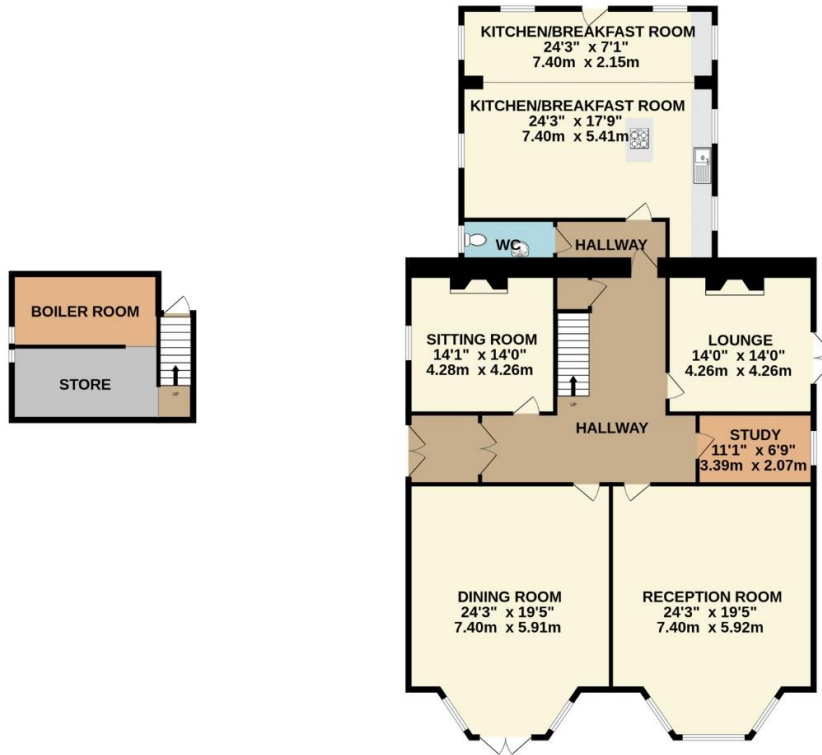




BASEMENT
231 sq.ft. (21.4 sq.m.) approx.

GROUND FLOOR
2505 sq.ft. (232.7 sq.m.) approx.

1ST FLOOR
2357 sq.ft. (219.0 sq.m.) approx.



TOTAL FLOOR AREA : 5093 sq.ft. (473.1 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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