



LANG TOWN  
& COUNTRY

Courtfield Mews, Courtfield Road, Mannamead, Plymouth, Devon, PL3 5BB

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SALES



# Offers Over £650,000

Lang Town and Country are delighted to offer this unique mews style house, we understand from the owner was originally built circa 1850 and has been developed over the years to a fine family home. The property is nestled in a highly sought-after and secluded location and offers a rare opportunity for privacy and tranquillity while still being within easy reach of local amenities.

The property is accessed via a long private driveway leading to the front of this stunning property with the large, paved garden, which is completely walled and leads to the double garage.

The accommodation comprises a porch leading to the hallway, which runs the length of the property and begins with an inviting lounge, with a feature fireplace and window to the front. The kitchen/diner is perfect for relaxing or entertaining with the dining area having a vaulted ceiling and an opening to the kitchen. The kitchen is fully fitted with a stainless-steel sink unit, a range of base units with laminate work surfaces and integrated appliances, with a door leading to a secluded rear courtyard. There are three bedrooms on the ground floor with the master having a generous en-suite wet room, with a shower area, vanity unit W.C and a range of fitted cupboards. There is a further large reception room with a vaulted ceiling with twin skylights and patio doors leading to the front letting the light flooding in. This versatile room could make a perfect home /office with its own entrance. The staircase leads you to bedroom four, this dual aspect room has a unique design. Accessed from the side of the property is a separate useful, boiler room.

Most importantly is the superb walled plot with which is mainly paved with raised borders with a variety of shrubs and bushes and a covered patio area where you can sit and relax.

The property is full of character and has blend of charm with modern comfort. Ideal for those seeking a peaceful retreat in a prestigious setting, this home promises both exclusivity and convenience, an early viewing is essential to avoid disappointment.

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

[www.langtownandcountry.com](http://www.langtownandcountry.com)

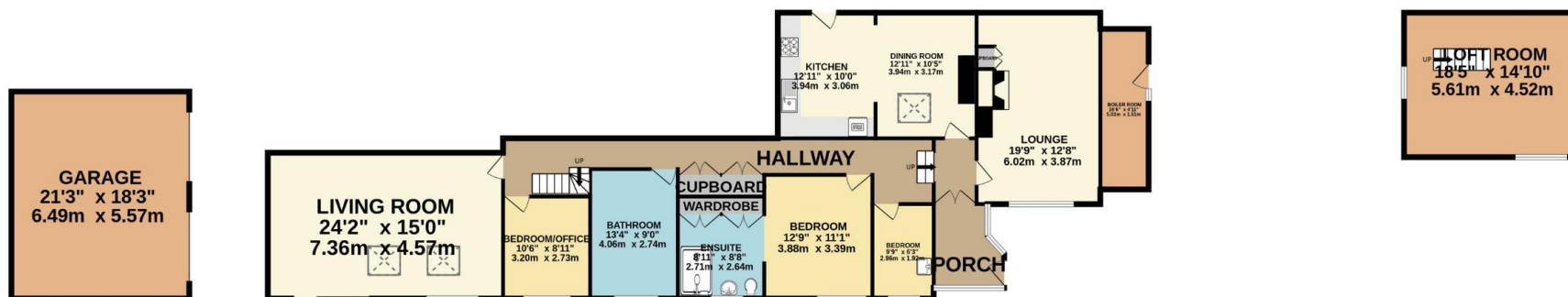






GROUND FLOOR  
2140 sq.ft. (198.9 sq.m.) approx.

1ST FLOOR  
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 2408 sq.ft. (223.7 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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