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Compton Lodge, 132 Egguckland Road, Higher Compton, Plymouth, Devon, PL3 5JT

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SALES

Offers Over £1,000,000



Nestled discreetly in one of Plymouth's most desirable enclaves, Compton Lodge stands as one of the city's true hidden gems. A former farmhouse, this distinguished residence is believed to be one of the oldest buildings in the area—a home steeped in history and timeless charm. Its unassuming exterior belies the grandeur within, and only an internal viewing can truly reveal the beauty and scale of this exceptional property.

Set behind security-gated electric doors, Compton Lodge offers both privacy and convenience. The property benefits from a generous amount of parking and includes a detached double garage with an electric up-and-over door, mezzanine storage above along with power and outlets fed to the garden, whilst there is additional space for parking in front of the garage too – ideal for busy households.

Lovingly restored and sensitively improved by its current owners, Compton Lodge offers a rare blend of character and modern comfort. Spanning approximately 3,400 square feet, the accommodation is both expansive and beautifully appointed, brimming with original features that include intricate ceiling cornices, striking feature fireplaces, and elegant oak parquet flooring.

Upon entering the ground floor, you're welcomed by an expansive reception hall that sets an elegant tone for the exceptional living spaces beyond. To the left, a sophisticated bay-fronted dining room provides the perfect setting for formal entertaining with a recently installed wood burner, while to the right, a generously proportioned living room offers a serene and stylish retreat. The breakfast room flows effortlessly into a bright, meticulously designed kitchen, complete with high-end finishes with a fantastic AGA for cooking along with an electric hob in addition, and supported by a substantial utility room, a versatile boot room or study with ample storage. Tucked away at the rear, a cosy snug or playroom adds an extra layer of comfort and flexibility, enhancing the home's appeal for refined family living, whilst there is a cloakroom for added convenience.



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



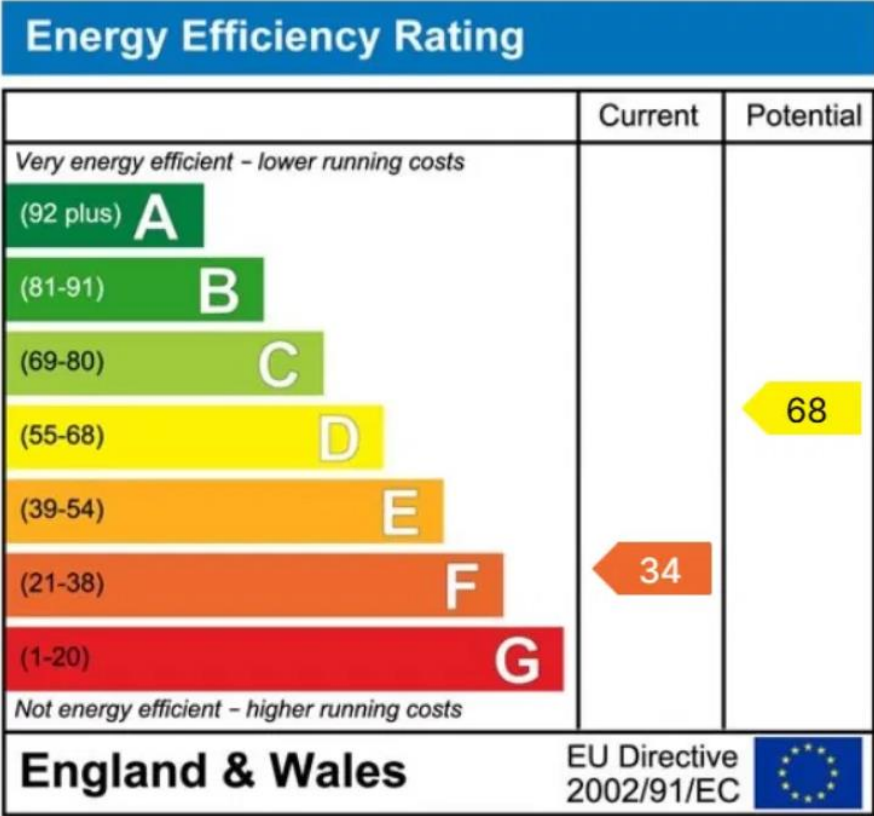
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The first floor is equally impressive, offering five generously proportioned bedrooms arranged around a central landing. The exquisite principal bedroom benefits from a spacious en-suite shower room, while bedroom two along with the Master are enhanced by elegant bay windows. The remaining bedrooms are served by two well-appointed family bathrooms. This carefully considered layout provides both comfort and a sense of privacy for every member of the household.

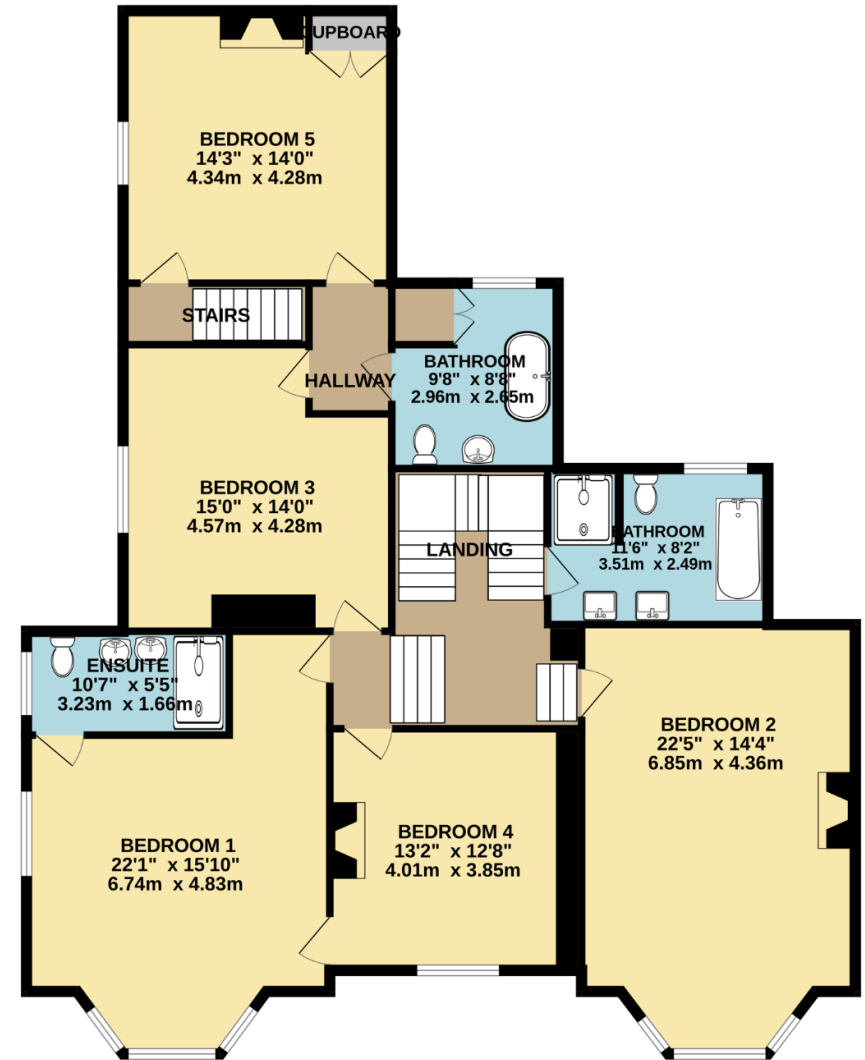
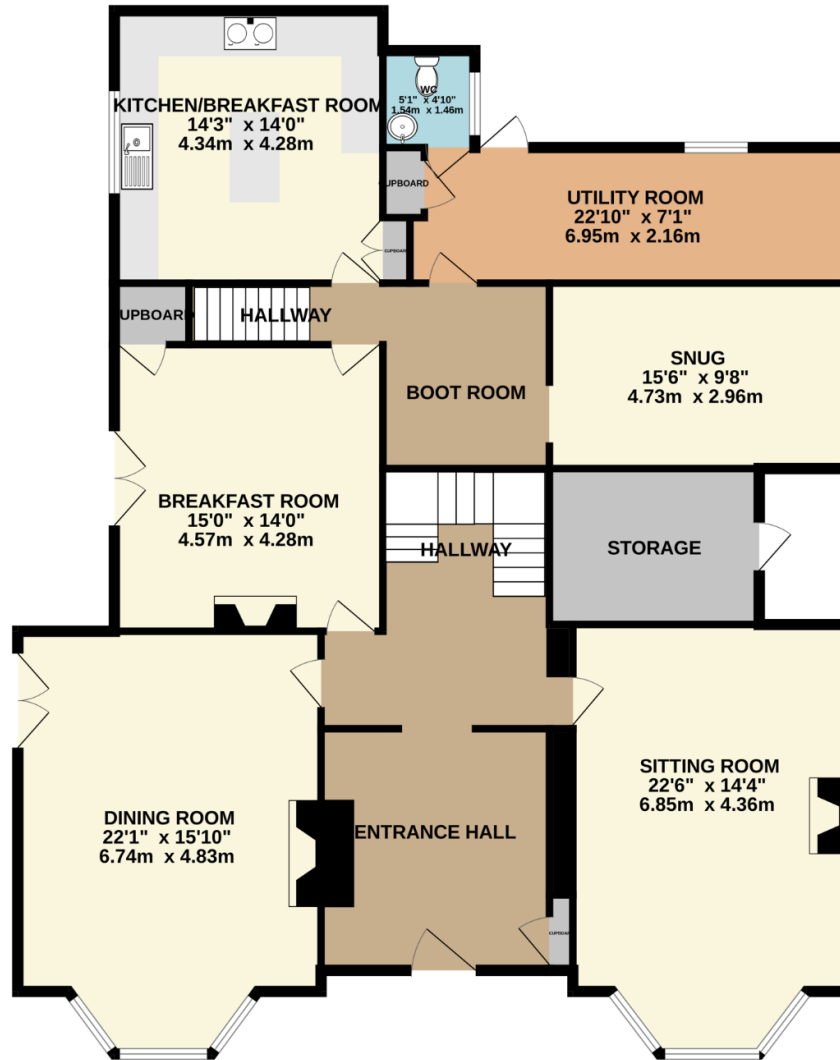
The grounds of Compton Lodge are as spectacular as the inside of the property. To the front of the property, a generous terrace is elegantly complemented by a magnificent, mature Magnolia tree, leading to a private, south-facing garden. The garden is beautifully landscaped and well-stocked with an array of flowering shrubs and fruit trees, and further benefits from a substantial greenhouse and a discreetly positioned log store. To the side of the property, a well-appointed courtyard features a traditional stone-built garden store, additional wood stores, and provides access to the boiler room, which houses a recently installed oil-fired boiler.

Ideally positioned on the borders of Hartley, Mannamead, and Higher Compton, Compton Lodge enjoys the best of village-style living while remaining close to the heart of the city. A wide range of amenities—including general stores, a bakery, pharmacy, garage, church, and 2 pubs—are all within walking distance. The area is also served by well-regarded schools, including Compton Primary, Plymouth College, and Plymouth High School. A regular bus route runs conveniently past the property, offering easy access to the city centre, just two miles away.

Compton Lodge is a home of rare distinction—graceful, spacious, and immaculately maintained. Its combination of heritage, character, and contemporary refinement makes it a unique offering in the Plymouth property market.







TOTAL FLOOR AREA : 3466 sq.ft. (322.0 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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