



26 Culme Road, Mannamead, Plymouth, Devon, PL3 5BJ





# Guide Price £725,000

Tucked away in one of the city's most sought-after residential suburbs, this unique 1930s detached home tells a story of timeless character and thoughtful modernisation. From the moment you arrive, it's clear this house is unlike any other on the avenue. It proudly showcases distinctive limestone elevations the only one of its kind in the street and sits confidently on a level plot, embraced by mature shrubbery that lends privacy and charm.

The front garden offers off-road parking for two cars and a gated driveway leading to a single garage. A pedestrian gate and winding chipping paths invite you toward the front door, with a side path offering easy access around the home.

This residence has been thoughtfully upgraded and sympathetically modernised over time blending modern comforts with preserved period details. Inside, the story begins in the spacious reception hall a room in its own right where a walk-in cloak cupboard adds practical appeal. Warm light spills through stained-glass windows, and leaded light accents hint at the home's architectural heritage.

The living spaces flow beautifully: a dual-aspect sitting room with a dual-fuel burner and original coving opens to a conservatory, added by the current owners which serves as both a dining area and a year-round retreat thanks to the underfloor heating.

The lounge/dining room, also warmed by a burner, features a beamed ceiling and a bay window complete with a cosy window seat the perfect nook for morning coffee or a good book.

The kitchen, sleek and contemporary, offers a contrast to the character-rich reception rooms. Glossy white units are paired with quality integrated appliances fridge, freezer, dishwasher, double oven and hob and the travertine-style tiled floor extends through to the adjoining lobby and cloakroom.

Upstairs, the solid oak banister guides you to a bright and spacious landing, naturally lit by a rear stained-glass window. This level features three bedrooms two generous doubles at the front and a smaller third at the rear along with a family bathroom and separate WC. The master bedroom enjoys built-in wardrobes and a luxurious en-suite, tiled from floor to ceiling, complete with a rainfall shower, handheld hose, low-level WC, and sleek wall-mounted basin.

A charming spiral staircase rises to the top floor, where two further bedrooms await beneath exposed beams and Velux windows. From here, you can take in views that stretch toward the breakwater a gentle reminder of how close you are to the coast. Additional landing storage completes this level.

Outside, the rear garden continues the theme of thoughtful living. A large patio welcomes summer gatherings, while a level lawn bordered by larch-lap fencing and flourishing plants offers privacy and serenity. A recently added decked terrace is ideal for al fresco dining or evening sunsets, with a gated driveway and secluded seating area enhancing both security and lifestyle.

Compton C of E Primary, Lipson Vale, and Hyde Park Primary are all within a mile, and the home enjoys convenient access to Mutley Plain, Hyde Park, Higher Compton, Henders Corner, and the A38 Devon Expressway.

This is more than just a home it's a rare opportunity to own a lovingly maintained piece of Plymouth's architectural history, beautifully updated for modern family life.

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

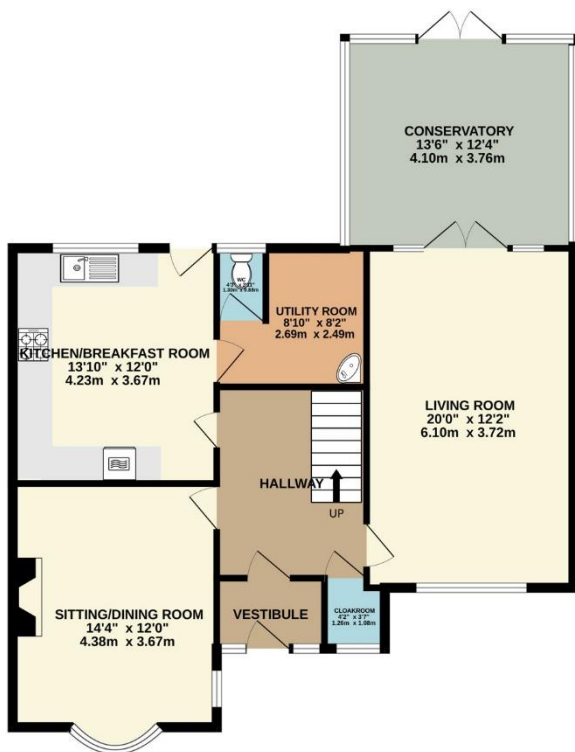
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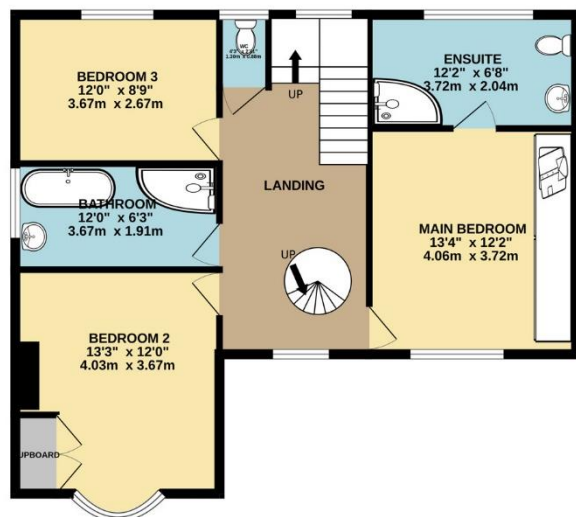




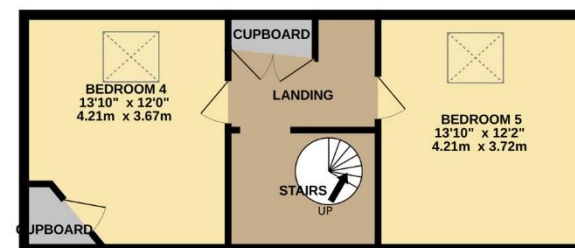
GROUND FLOOR  
960 sq.ft. (89.2 sq.m.) approx.



1ST FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



2ND FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 2177 sq.ft. (202.3 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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