



8 Beechcroft Road, Beacon Park, Plymouth, Devon, PL2 3JY



Price £350,000



Lang Town and Country are delighted to present a rare opportunity to acquire this unique detached home, offered to the market for the first time in over six decades. Room sizes and extra features reflect that this was the showhouse when the road was built. Situated in a highly sought-after location close to highly regarded school (Montpellier Primary School and Devonport High School for Girls), local shops, Plymouth Life Centre, Milehouse Park and Ride, Plymouth Argyle Football Club and many bus routes into the city centre, this characterful four-bedroom property boasts a wealth of period features, including elegant ceiling roses, intricate cornicing, decorative fireplaces, panelled doors, and a beautifully crafted balustrade staircase.

Benefitting from a brand-new roof (installed within the last six months), the home would benefit from a light programme of refurbishment and updating, allowing the next owner to enhance its charm and extend the accommodation while adding their personal touch.

The property is accessed via a welcoming entrance porch renewed in 2023, leading into a wide and well-proportioned hallway. The spacious lounge enjoys a round bay window and seamlessly connects to the dining room via sliding doors, creating a fantastic flow of space. Off the dining room, a conservatory offers the perfect potential for a utility room. To the rear of the property, the breakfast room with a pantry and original cupboards and kitchen complete the ground floor accommodation.

Upstairs, the generous master bedroom benefits from a bay window, wash hand basin and original cupboards while the second double bedroom also with built in cupboards enjoys views over the enclosed rear garden. Bedroom three has a nook (originally the architect's drawing room) ideal for a study desk or children's play space/den—while bedroom four is a well-proportioned single to the front or alternatively a home office/study. The bathroom, which would benefit from modernisation, is complemented by a separate WC and offers a shower over the bath and a wash hand basin.

The private rear garden is mainly laid to lawn and patio and is enclosed by a charming stone wall, with a pedestrian side gate providing additional access, a lockable garden store and an outside WC. The garden is accessible via both the side kitchen door and the utility room.

The property benefits from gas central heating with a mix of double glazing throughout; the double glazing to the front of the house being recently installed.

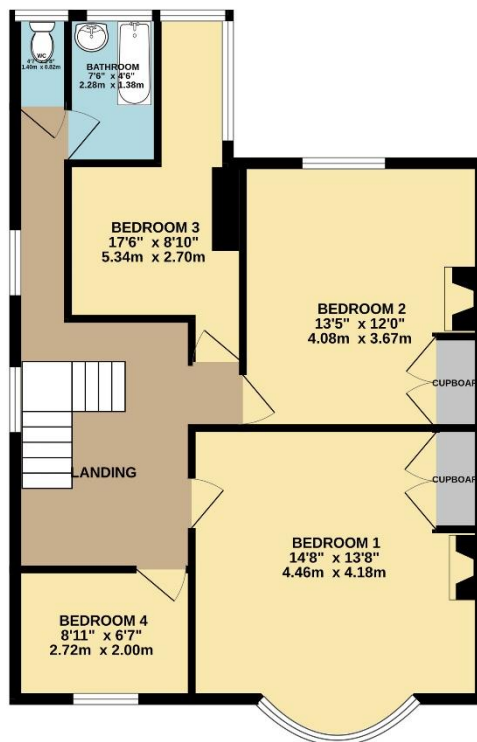
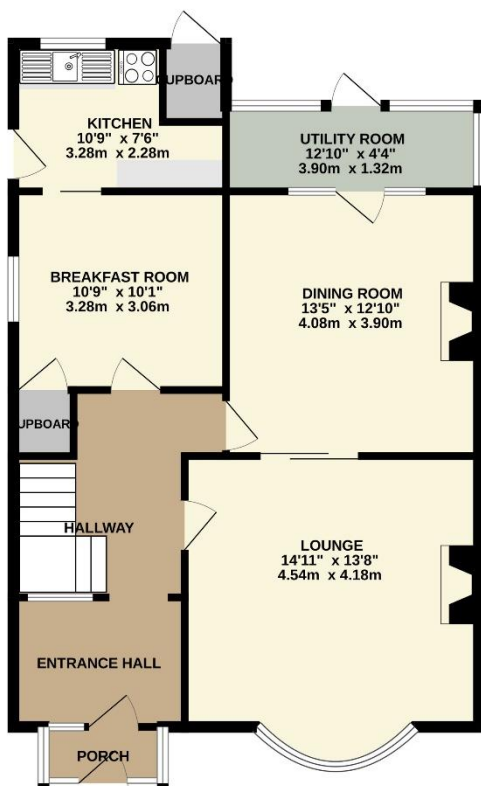
There is also additional storage under the house accessed from the side alley (approximately 1.3-meter headroom).

Offered with no onward chain, this is a rare opportunity to secure a distinctive and character-filled home in a fantastic location.



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





TOTAL FLOOR AREA : 1533 sq.ft. (142.4 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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Lang Town & Country
6 Mannamead Road
Plymouth
PL4 7AA

Tel: 01752 256000

Email: property@langtownandcountry.com

www.langtownandcountry.com

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