



## Compton Park House, 92 Mannamead Road

Mannamead, Plymouth, PL3 4SZ

£1,150,000



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## COMPTON PARK HOUSE, MANNAMEAD RD, PL3 4SZ

### THE PROPERTY

Compton Park House comprises an impressive detached late victorian built (1876) villa style double fronted home with generously proportioned accommodation laid out over four storeys. Flexible and adaptable accommodation with up to ten bedrooms if desired. At present, laid out with a three bedroom self contained lower ground floor apartment with the family home above. Set on a generous size plot with mature wrap around walled gardens, excellent parking including a wide parking apron to the front and a further private drive to the side with double garage behind.

The property has been owned for over 27 years by the current owners who have extensively upgraded, improved and refurbished the property to its present good standard. Gas fired central heating with three boilers, the high capacity Clyde Go providing heating for the house, Rinnai Continuum boiler providing domestic hot water for the main house and a Gloworm Flexicom CX boiler providing hot water for the self contained flat. Having the benefit of uPVC double glazing, variously installed between 2005 and 2012. With high levels of insulation in the lower ground floor flat and within the roof structure which is boarded for storage with loft ladder.

A home that might be suited to multi generational occupation or for letting part out if desired.

### LOCATION

Occupying a convenient and prominent position at the junction of Compton Park Road and Mannamead Road, next to Emmanuel Church and with an excellent variety of other local services found close by in Mannamead and Hartley. The property is set back from the road, relatively private with well established boundaries, trees and prolific foliage. A good range of facilities are found within walking distance, such as good state and public schools, bus stops, convenience stores and major supermarkets. Mutley Plain is about half a mile away and the city centre, one mile to the south and close by connections to major routes in other directions.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE PORCH

6' x 5'6 (1.83m x 1.68m)

##### RECEPTION HALL

21' x 8' max (6.40m x 2.44m max)

##### RECEPTION ROOM

19'8 x 16' max (5.99m x 4.88m max)

##### DINING ROOM

19'6 x 16'1 (5.94m x 4.90m)

##### SITTING ROOM

15'9 x 15' (4.80m x 4.57m)

Working open fireplace.

##### KITCHEN

15'6 x 15'2 (4.72m x 4.62m)

A fitted kitchen with one and a half bowl under mounted sink, a good range of built in storage with granite work surfaces and up stands. Rangemaster Classic 90 cooker, fridge/freezer.

##### REAR LOBBY

Cupboard housing the boiler.

##### WC

WC and wash hand basin.

##### UTILITY ROOM

12'5 x 11'2 (3.78m x 3.40m)

Double drainer sink. Storage.

#### FIRST FLOOR

##### LANDING

20'4 x 8' overall (6.20m x 2.44m overall)

##### MASTER BEDROOM

15'1 x 13'10 (4.60m x 4.22m)

##### EN SUITE BATHROOM

9'5 x 7'10 (2.87m x 2.39m)

Coloured suite with bath, wash hand basin and WC.

##### BEDROOM TWO

15'10 x 15' (4.83m x 4.57m)

##### BEDROOM THREE

16' x 15' (4.88m x 4.57m)

Wash hand basin.

##### BEDROOM FOUR

15' x 13'9 (4.57m x 4.19m)

Wash hand basin.

##### REAR LANDING

9'4 x 5'3 (2.84m x 1.60m)

Stairs to second floor.

##### STUDY/BEDROOM FIVE

11'1 x 8'3 (3.38m x 2.51m)

##### BATHROOM

9'7 x 7'1 (2.92m x 2.16m)

White modern suite with bath, WC and wash hand basin.

## SECOND FLOOR

### LANDING

9'5 x 5'4 (2.87m x 1.63m)

### BEDROOM SIX

11' x 8'2 (3.35m x 2.49m)

### BEDROOM SEVEN

9'7 x 6'5 (2.92m x 1.96m)

## LOWER GROUND FLOOR

### SELF CONTAINED FLAT

### CENTRAL HALL

20' x 7'6 overall (6.10m x 2.29m overall)

### LOUNGE/DINING ROOM

14'10 x 13'8 max (4.52m x 4.17m max)

### KITCHEN

12'6 x 8'8 max (3.81m x 2.64m max)

Modern fitted with one and a half bowl sink unit, four ring electric hob, double oven and Gloworm gas fired boiler.

### BEDROOM ONE

14'10 x 11'8 min (4.52m x 3.56m min)

Fitted storage along one wall including two large wardrobes and boiler cupboard housing the Clyde Go boiler.

### BEDROOM TWO

15'4 x 10'4 (4.67m x 3.15m)

Door to:

### STORE ROOM

15'6 x 9' max (4.72m x 2.74m max)

## BEDROOM THREE

18'10 x 15'2 overall (5.74m x 4.62m overall)

### STORE ROOM

9' x 4'6 (2.74m x 1.37m)

### SHOWER ROOM

10'4 x 7'10 (3.15m x 2.39m)

Modern suite with large shower, WC and wash hand basin.

### EXTERNALLY

To the front, substantial double gates open to a private parking bay with ample space to turn and with room for various vehicles. A separate gated access to the side from Compton Park Road opens into a second private drive with space for parking and this giving access to the detached double garage. Delightful mature wrap around gardens.

### DOUBLE GARAGE

17'1 x 16'5 (5.21m x 5.00m)

Remote control door. Side door. Two windows.

### AGENT'S NOTE

Tenure - Freehold.

Plymouth City Council tax - Band F.

Mains gas, water, electricity and drainage.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

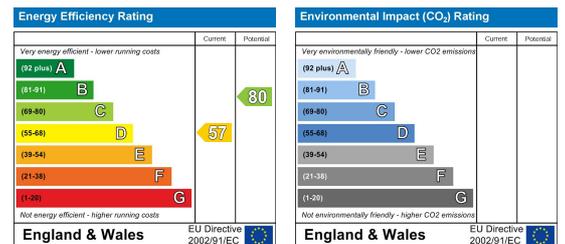


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## Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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