



## 11 Seymour Drive

Mannamead, Plymouth, PL3 5BG

£1,250,000



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## SEYMOUR DRIVE, MANNAMEAD, PLYMOUTH, PL3 5BG

### LOCATION

### ACCOMMODATION

The property is an interesting & substantial detached period built residence dating back to the early Victorian period, circa 1840 & having an interesting history comprising the original Mannamead school & owning all the land surrounding, having now sold off the land. This spacious home having in excess of 3,000 square feet of accommodation.

Mentioned in Chris Robinsons publication - 'Plymouth College the First 100 Years' with a sketched photograph dated 1878, the property virtually isolated with Emmanuel church. Owned by 3 families over the last 100 years. The previous owner being Dr Neville Seymour a surgeon.

The current owners undertook a 3 year comprehensive program of upgrading, improving & refurbishment circa 2006/2009. Major works including re-wiring, re-plumbing, damp proof works, all new fittings with gas laid on for a pressurised heating system & solar panels, providing for an energy efficient home.

### GROUND FLOOR

A porch gives access to the spacious reception hall and wide shallow tread staircase rising & turning to the 1st floor. Under-stairs storage cupboards, here with hatch & access ladder that potentially can lead down to the lower ground floor accommodation. A 27ft large sitting room/dining room with fireplace to one end, cast iron fireback with open grate. Double sets of french doors opening to the southerly facing colonnade with veranda overlooking the front garden. Archway connecting to the large kitchen/breakfast room, quality fitted. A central island incorporating an under-mounted sink with mixer tap & Neff dishwasher, other Neff integrated appliances including a dual oven/grill, five ring gas hob & fridge. A spacious utility room with sink & excellent storage. Also on the ground floor a study, cloakroom & downstairs wc.

### ENTRANCE PORCH

7'5 x 5'7 (2.26m x 1.70m)

### RECEPTION HALL

17'3 x 8 (5.26m x 2.44m)

### SITTING/DINING ROOM

26'10 x 12'10 (8.18m x 3.91m)

### KITCHEN/BREAKFAST ROOM

17'3 x 13'1 (5.26m x 3.99m)

### UTILITY ROOM

12'9 x 7'10 (3.89m x 2.39m)

### STUDY

8'3 x 6'4 (2.51m x 1.93m)

### CLOAKROOM

8 x 3'3 (2.44m x 0.99m)

### WC

7'8 x 4'1 (2.34m x 1.24m)

### FIRST FLOOR LANDING

17'8 x 6'9 (5.38m x 2.06m)

At first floor level an impressive landing with window to the one end illuminating the stairwell & with access to all main rooms. The master bedroom suite including a large double bedroom, walk-through dressing room with storage & en-suite bathroom with quality white Jacuzzi suite including wc, bidet, pedestal wash hand basin & spa bath with shower over. A second generous-sized double bedroom with built-in storage. Well appointed separate shower room with Ideal Standard suite including bidet, wc, wash hand basin & shower. A third large double bedroom.

### MASTER BEDROOM

19'6 x 13'3 (5.94m x 4.04m)

### DRESSING ROOM

7'10 x 6'2 (2.39m x 1.88m)

### EN-SUITE BATHROOM

9'3 x 6'11 (2.82m x 2.11m)

### BEDROOM TWO

16'3 x 10'10 (4.95m x 3.30m)

### BEDROOM THREE

13'7 x 13'1 (4.14m x 3.99m)

### SHOWER ROOM

8'5 x 6'9 (2.57m x 2.06m)

## LOWER GROUND FLOOR FLAT

At lower ground floor level a spacious self contained flat with a separate EPC rating. The accommodation is arranged around a large centrally located living room some 26ft x 17ft incorporating a fitted kitchen & dining areas. The kitchen with Whirlpool fittings including a four ring hob & electric oven under. 2 generous-sized double bedrooms & a spacious wet room incorporating a wide shower area, bidet, wc & wash hand basin. The boiler room houses the Worcester gas fired boiler servicing the central heating & domestic hot water. A walk-in tank room housing a HE Range Tribune large capacity hot water tank.

### HALL

### LIVING ROOM/KITCHEN/DINING ROOM

26'3 x 16'7 (8.00m x 5.05m)

### BEDROOM ONE

13'11 x 12'3 (4.24m x 3.73m)

### BEDROOM TWO

10'11 x 10'6 (3.33m x 3.20m)

### WET ROOM

11'9 x 6'10 (3.58m x 2.08m)

### BOILER ROOM

6'5 x 3'1 (1.96m x 0.94m)

### WALK-IN TANK ROOM

6'11 x 3'3 (2.11m x 0.99m)

## EXTERNALLY

The property is found at the end of Seymour Drive & here substantial twin timber gates, remote controlled, open into a long private drive which sweeps up to the house. A wide parking & turning area with space for various ample vehicles. Off this the double length tandem garage which has power, lighting & overhead storage platforms. The property enclosed by substantial stone walls & mature well-kept lawned gardens wrap around all sides. Out buildings include a store, garden shed & to the rear a substantial greenhouse with established raised beds, power & lighting. Wide patio areas to enjoy alfresco entertaining.

### GARAGE

35 x 9'6 (10.67m x 2.90m)

### GREENHOUSE

28'6 x 13 (8.69m x 3.96m)

### STORE & GARDEN SHED

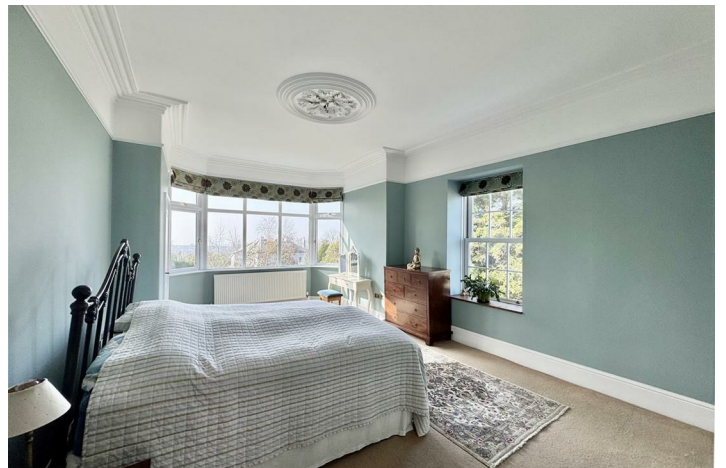
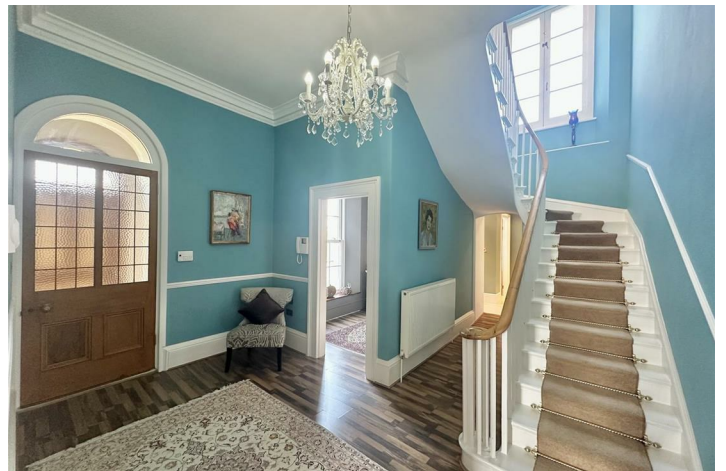
### COUNCIL TAX

Plymouth City Council

Council Tax Band: G

### SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.



## Road Map



## Hybrid Map



## Terrain Map



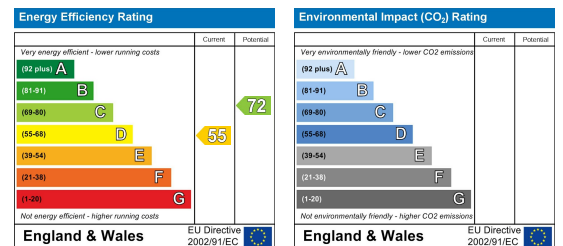
## Floor Plan



## 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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