



## Park Hill, 1 Compton Park Road

Mannamead, Plymouth, PL3 5BU

Guide Price £900,000

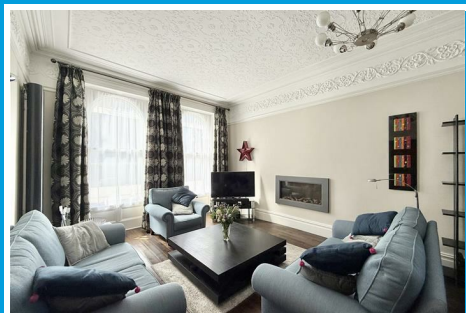




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**COMPTON PARK ROAD, MANNAMEAD,  
PLYMOUTH, PL3 5BU**

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## SUMMARY

A rare opportunity to acquire this impressive individual detached Victorian Villa. The current owners have lived in the house for 27 years & are only the 3rd family to own the property since it was built in the early 1880s. Substantial double storey full width rear extension circa 1910. Extensively upgraded, improved & refurbished. Comfortably appointed welcoming home. Retaining the period style with a host of modern conveniences. Rehau uPVC double-glazed sash-style windows in line with the original design. Quality, upgraded central heating system with high capacity water supply. Contemporary radiators & gas fires. Portico & long covered veranda. Entrance lobby & 29ft long reception hall. Two 25ft long reception rooms, kitchen, useful utility room & boiler room. Spacious study & cloakroom/wc. Light & airy landing, 5 good-sized bedrooms, larger master bedroom & large en-suite bathroom. Well appointed, spacious family bathroom. The property stands on a relatively large wide level southerly-facing plot, enjoying a good degree of privacy with morning sun rising on the east side moving around across the southerly facing front & setting on the west side in the evening. Extensive well-kept lawned gardens, safely enclosed by wall & ideal for children to play in. Sitting areas ideal for Alfresco entertaining. Substantial & upgraded greenhouse. On the west side the drive provides parking & gives access to a large detached garage with remote controlled door.

## LOCATION

Occupying an enviable position in the prime residential district of Mannamead. Overlooking the similarly aged Emmanuel Church & with an excellent range of local services & amenities found close by in Mannamead, Hartley, Compton & Mutley. The position is good with access into the city & nearby connection to major routes in other directions.

## ACCOMMODATION

A wide portico covering the veranda, gives access via an entrance

porch to the spacious reception hall some 20ft long. A wide shallow tread staircase rises to the first floor. Beneath further stairs descend to the useful cellars that are ideal for storage. Two large reception rooms, a dining/sitting room & a sitting room with a side door into the garden. A study with side French door to the garden. Cloakroom/wc. A fitted integrated kitchen. A generous-sized useful utility room & from here into the boiler room with recently installed Atag boiler servicing the central heating & domestic hot water with pressurised heating control & Megaflo large capacity hot water tank.

At first floor level a high ceiling light & airy landing with high level Velux double-glazed window providing ample natural light gives access to 5 bedrooms. A spacious & impressive master bedroom with windows to the front & side & a generous-sized quality en-suite bathroom which can be accessed from the landing as desired, with large bath, separate shower, wc, wash hand basin & under-floor heating. 4 further bedrooms & a spacious family bathroom also well equipped with large bath, separate shower, wc, wash hand basin & under-floor heating.

The property stands on a relatively wide southerly-facing level plot enjoying a good degree of privacy set within its own walls with the sun rising on the east side & moving around across the front on the south side & setting on the west side in the evening. Extensive walled gardens for children to play safely in. Patios to sit to enjoy Alfresco entertaining. Substantial & upgraded greenhouse. On the westside excellent parking with a private drive giving access to a spacious garage with remote controlled front door & pedestrian door to the garden. An impressive home which really must be viewed in order to be fully appreciated.

## GROUND FLOOR

### PORTICO

45 estimate x 4'9 (13.72m estimate x 1.45m)

### ENTRANCE LOBBY

5'7 x 4'3 (1.70m x 1.30m)

### RECEPTION HALL

29 x 6'1 (8.84m x 1.85m)

Tel: 01752 664125

#### SITTING ROOM

26'3 x 13'3 (8.00m x 4.04m)

#### LOUNGE/DINING ROOM

26'6 x 13'6 (8.08m x 4.11m)

#### STUDY

16'6 x 13'5 (5.03m x 4.09m)

#### KITCHEN

12'7 x 11'5 (3.84m x 3.48m)

#### UTILITY ROOM

12'6 x 8'2 (3.81m x 2.49m)

#### BOILER ROOM

8'10 x 3'8 (2.69m x 1.12m)

#### FIRST FLOOR LANDING

#### MASTER BEDROOM

20 x 14'8 (6.10m x 4.47m)

#### EN-SUITE BATHROOM

12'11 x 11'9 (3.94m x 3.58m)

#### BEDROOM TWO

13'2 x 13 (4.01m x 3.96m)

#### BEDROOM THREE

13'7 x 12'6 (4.14m x 3.81m)

#### BEDROOM FOUR

13'6 x 11'3 (4.11m x 3.43m)

#### BEDROOM FIVE

11'3 x 10 (3.43m x 3.05m)

#### FAMILY BATHROOM

13 x 12'7 (3.96m x 3.84m)

#### EXTERNALLY

#### PRIVATE DRIVE

17'5 long x 15'5 wide (5.31m long x 4.70m wide)

#### GARAGE

20 x 15'3 wide (6.10m x 4.65m wide)

#### GREENHOUSE

14'3 x 9'3 (4.34m x 2.82m)

#### 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



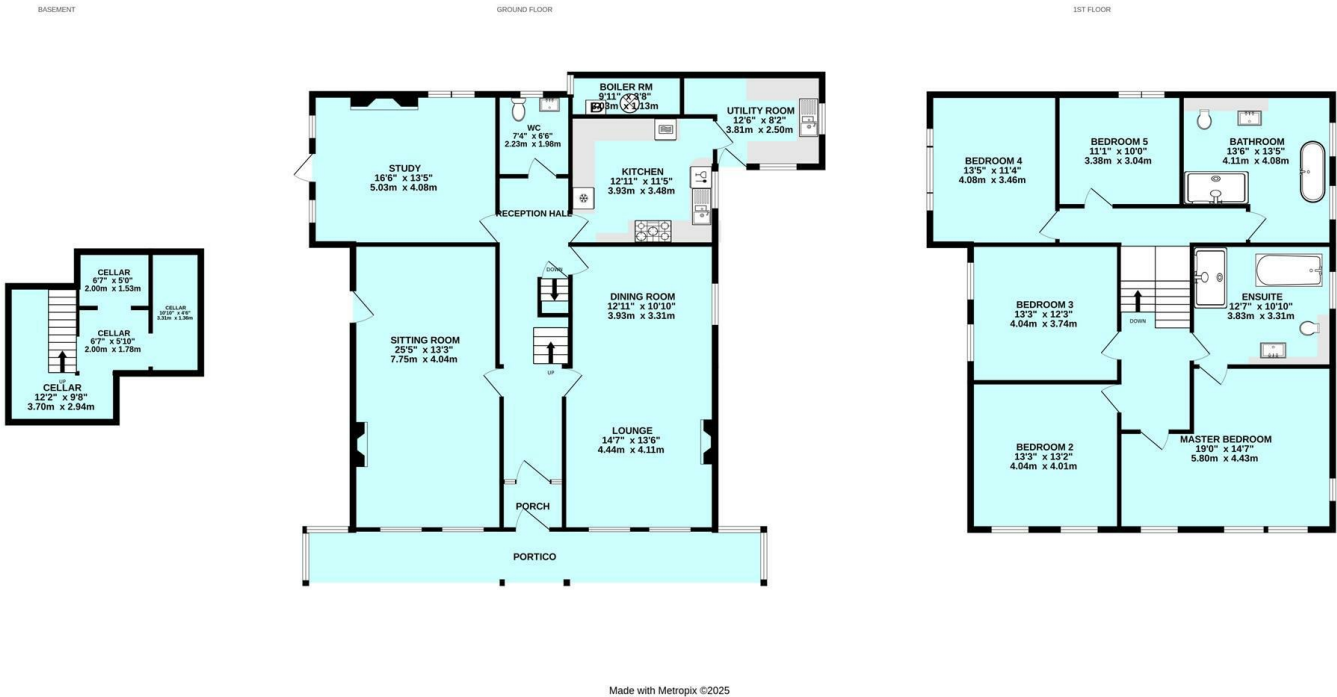
Hybrid Map



Terrain Map



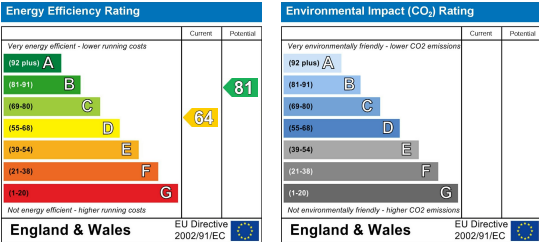
Floor Plan



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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