



# THORNHILL ROAD, MANNAMEAD

PLYMOUTH, PL3 5NF

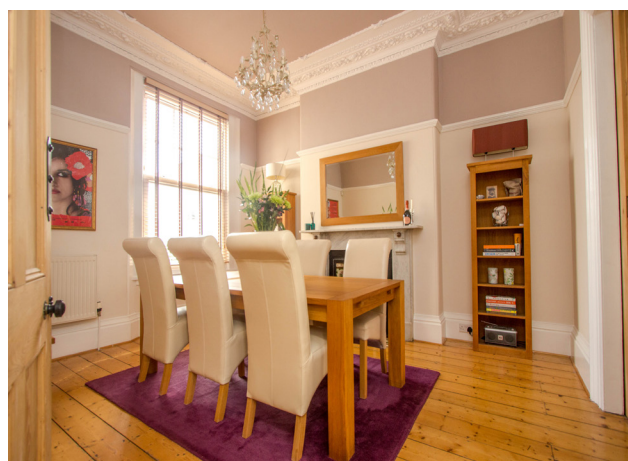
**ATWELL  
MARTIN**  
ESTATE AGENTS

*“This beautiful Victorian town house executes the period style with the modern aspects of living. With the delightful kitchen/breakfast room which blends superbly well with the formal lounge and dining room.”*

Luke Boon, Branch Manager







# Thornhill Road, Mannamead, Plymouth PL3 5NF

This gorgeous Victorian Townhouse oozes elegance and charm with the additional benefit of south facing gardens and a garage. With spacious living accommodation throughout, a wealth of charm and character, five double bedrooms, two bathrooms, lounge and dining room, plus a stunning kitchen/dining room. Viewing is essential.

- Five Double Bedroom Victorian Townhouse
- South Facing Gardens
- Garage
- Wealth of Period Features
- Spacious Living Accommodation
- Modern Kitchen/Breakfast Room
- Two Bathrooms & Separate Cloakroom
- Perfect Example of a Victorian Home
- Close to Local Primary Schools including Compton C of E, Hyde Park & Plymouth College
- Exquisite Presentation Throughout

Torpoint	4.2 Miles
Plymouth City Centre	1.5 Miles
Exeter	44.5 Miles
Plymouth Railway Station	1.5 Miles
Exeter Airport	48.0 Miles



## LOCATION

The property is conveniently located on Thornhill Road, one of the most prestigious addresses in Plymouth. Within the vicinity are excellent state and private schools, doctor's surgery and dental practice.

Mannamead itself is perfectly positioned in the heart of Plymouth, within walking distance to Mutley Park, Mutley Plain & Hartley. Mannamead gives easy access to the A38 Devon Express way and the City Centre, Royal William Yard and the historic Barbican and world famous, Plymouth Hoe.

## DESCRIPTION

You enter the property via a solid wood door into the porch. The porch has period style wood panelling, plus a Victorian style tiled floor and a solid wood door with glass inset which leads into the hallway. The hallway has stairs which lead up to the first floor and stairs which lead into the open plan kitchen/breakfast room and the cloakroom. There is a large storage cupboard and additional storage space. The hallway has a host of period features, and has access to the lounge and formal dining space. The floorboards have been stripped along with the doors leading into the two reception rooms with the hallway finished with a rope beading alongside the skirting board.

The lounge has a large bay window to the front elevation, with stripped back sliding doors which opens into the dining room. There is a feature fireplace with beautiful architraves and ceiling rose, with stripped floorboards to finish. The formal dining room has a similar feature fireplace and architraves and ceiling rose, with a large window to the rear elevation which overlooks the rear gardens.

The kitchen/breakfast room is full of natural light and has dual aspect windows and doors which overlook the rear gardens.













The room has been cleverly split into two, with the addition of a breakfast bar, creating a wonderful open plan living space. There is fitted dresser offering ample storage space, with a large chimney breast which is a pretty feature. Within the kitchen area is a range of wall and base mounted units, complete with a work surface over and a Belfast sink with a bespoke mixer tap over. There is space for a dishwasher and a range cooker, with additional space for a freestanding fridge/freezer and access into a utility cupboard. The utility cupboard has plumbing and ventilation for both a tumble dryer and washing machine. The kitchen is finished with a tiled floor with French doors which open out onto the rear gardens.

Upstairs, the first floor half landing gives access to two bathrooms and bedroom five. Bedroom five is currently used as a study and has dual aspect windows to the rear and side elevation plus a small feature fireplace. The main family bathroom has a panelled bath with a shower attachment overhead, a low level w/c, hand wash basin and a bidet. The bathroom is fully tiled with a large vanity mirror, plus two windows to the rear elevation and a heated towel rail to finish. The shower room has a double walk in shower, with a low level w/c and hand wash basin. There is a window to the side elevation and combi boiler.

Bedroom one and two are found on the upper half landing which has a staircase leading up to the second floor. Bedroom on runs the full width of the property and has a large bay window to the front elevation and is filled with character. The room has two large built in storage cupboards and a feature fireplace, with a ceiling rose and architraves to finish. The floorboards have been stripped as well as the doors which

creates a real sense of charm. Bedroom two has a large window to the rear elevation, with two fitted wardrobes for storage. The floorboards and doors have been stripped.

The second floor gives access to bedrooms three and four and has stunning, far reaching views out towards Plymouth Sound and the Rame Peninsula. Bedroom three runs the full width of the property and has storage space set within the eaves. There is a small feature fireplace and has a window to the front elevation. Bedroom four has a large picture window to the rear elevation which gives magnificent views out towards Plymouth Sound. There is a small feature fireplace to finish the room.

## OUTSIDE

Externally, the property has a low maintenance front garden with a path leading up to the front door. The rear gardens are walled and decked with a large patio area and steps down to the rear service lane and garage. The garage has a window to the rear elevation with a roller shutter door and power and electricity. The garage has a measurement of 4.47m x 3.96 internally.

## TENURE & SERVICES

Tenure – Freehold

Services – Mains electricity, water, gas & drainage

EPC – E

Council Tax band - E

**PRICE - £450,000**





*“The southerly facing gardens are a real bonus for this property.  
They are low maintenance and benefit from dawn to dusk  
sunshine.”*





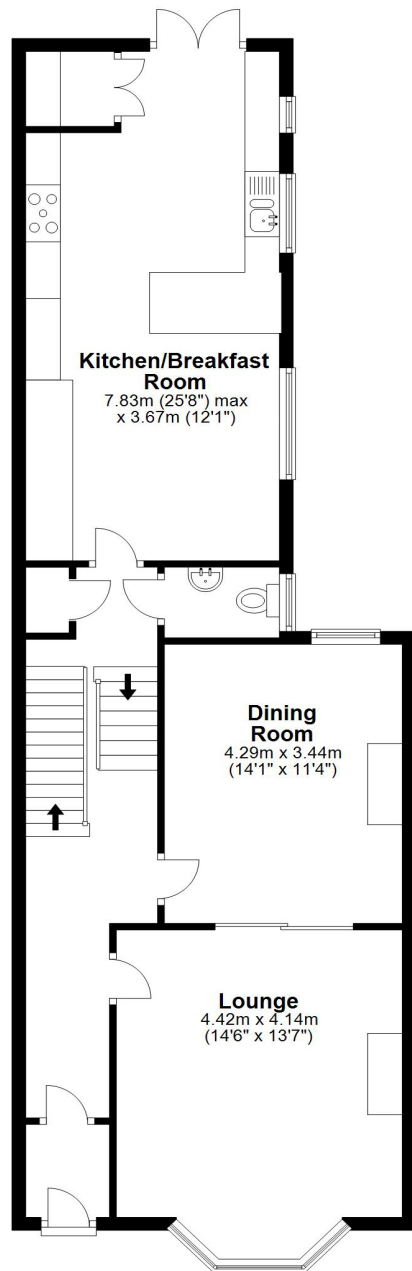






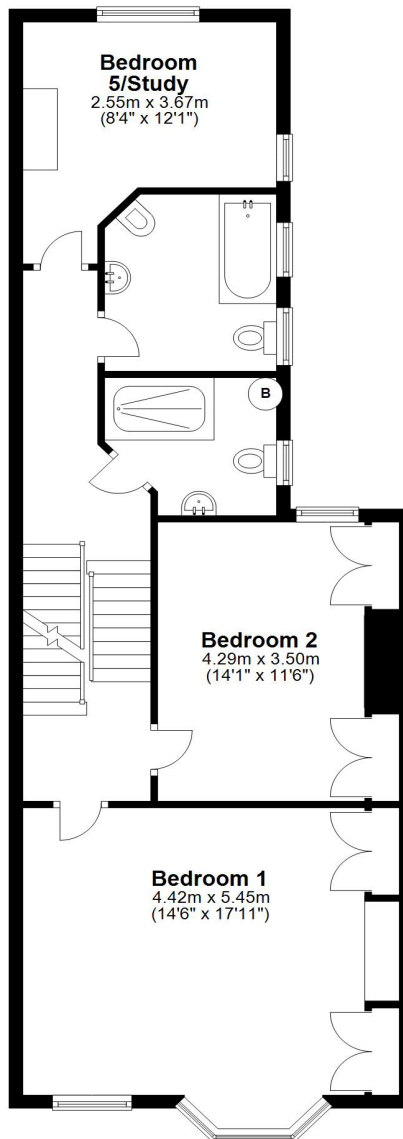
### Ground Floor

Approx. 81.9 sq. metres (881.1 sq. feet)



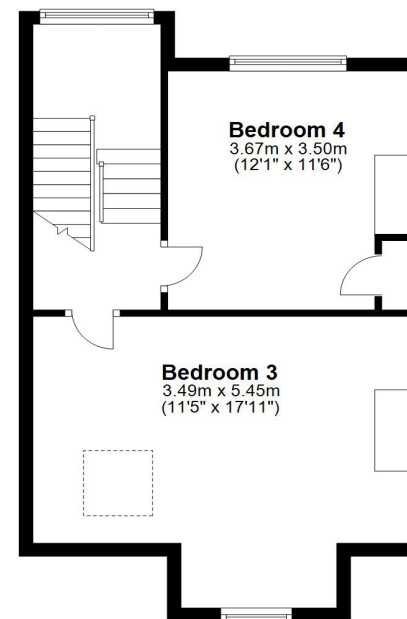
### First Floor

Approx. 76.5 sq. metres (823.5 sq. feet)



### Second Floor

Approx. 43.1 sq. metres (464.4 sq. feet)



Total area: approx. 201.5 sq. metres (2169.0 sq. feet)  
**Thornhill Road, Mannamead, Plymouth**

Whilst every attempt has been made to ensure the accuracy of the floor plan(s) contained here, measurements or 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.





## Meet the Sales Team



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## Associated London office in Park Lane W1

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