



# THORNHILL ROAD, MANNAMEAD

PLYMOUTH, PL3 5NF

**ATWELL  
MARTIN**  
ESTATE AGENTS

*“The walled, south facing rear gardens are a perfect size for a growing family. With ample space on the lawn and an additional patio which is perfect for alfresco dining and enjoying the sunshine.”*

Luke Boon, Branch Manager







# Thornhill Road, Mannamead, Plymouth PL3 5NF

Beautiful, five bedroom Victorian family home with walled south facing gardens, finished to a wonderful standard throughout. With five double bedrooms, master en-suite, modern kitchen/breakfast room, lounge & dining room, an abundance of period features and space throughout and views over Plymouth Sound. Viewing is essential.

- Five Double Bedroom Victorian Townhouse
- South Facing Gardens
- Master En-Suite
- Wealth of Period Features
- Spacious Living Accommodation
- Modern Kitchen/Breakfast Room
- Family Bathroom & Separate W/C
- 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 into the porch which has a wood framed door with glass inset which leads into the hallway. The hallway leads through to the lounge and dining room, with stairs up to the first floor living accommodation and stairs leading down to a cloakroom and the kitchen/breakfast room. The hallway has an abundance of period features throughout, with an under stairs storage cupboard which has space for a washing machine and a tumble dryer. The cloakroom has a low level w/c and a hand wash basin, with a tiled floor and tiled splashbacks to finish.

The lounge has a wonderful bay window to the front elevation, flooding the room with natural light. There is an open feature fireplace and square archway which opens into the dining room. The dining room has a window to the rear elevation and a feature fireplace. Both rooms are full of period features and are perfect for family living and entertaining.

Downstairs, the kitchen/breakfast room is superbly presented and has a stunning modern finish. The kitchen/breakfast room has dual aspect windows and French doors which overlook the south facing rear gardens.













The kitchen is fully equipped with a range of wall and base mounted units with a range of integral appliances. There is a large island which has a five ring NEFF induction hob and a quartz work surface over a selection of built in base mounted units and integral appliances. There is an integral dishwasher and under counter freezer located within the Island. The kitchen/breakfast room also has space for a dining room table and has a tiled floor with underfloor heating to finish.

Upstairs, the first floor landing gives access to bedrooms one, two and three, plus the family bathroom and w/c. There is a large skylight filling the landing with natural light. The master bedroom has a bay window to the front elevation, with access into an en-suite shower room. The master bedroom has two built in wardrobes for additional storage. The en-suite has a walk in shower, with a hand wash basin with storage space under, a heated towel rail and a low level w/c. There en-suite is fully tiled and has a sash window to the front elevation with period styles shutters for additional privacy.

Bedrooms two and three are both a good double size, with both having views overlooking the rear gardens and surrounding area. Both bedrooms are superbly presented, with bedroom two having a built in wardrobe and feature fireplace, and bedroom three housing the boiler and a large mirrored wardrobe. The family bathroom has a panelled bath with a shower overhead, with a hand wash basin and a heated towel rail. The bathroom and w/c have the same tiled splashbacks and both have a window to the side elevation for ventilation.

Bedrooms four and five are located on the second floor. Bedroom four has beautiful and far reaching views across Plymouth and out into Plymouth Sound. Bedroom four also is a great double size and has a feature fireplace to finish. Bedroom five is currently being used as an office, and has a window to the front elevation and a feature fireplace to finish.

## OUTSIDE

Externally, the rear gardens are south facing and are mainly laid to lawn. There are a couple of steps which lead to a gate which opens into a large service lane. There is a wood shed and a large patio area perfect for alfresco dining and enjoying the sun.

The front gardens are mainly laid to lawn, with a concrete path leading up to the front door.

## TENURE & SERVICES

Tenure – Freehold

Services – Mains electricity, water, gas, drainage & broadband

EPC – E

Council Tax band - E

# PRICE - £450,000





*“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.”*

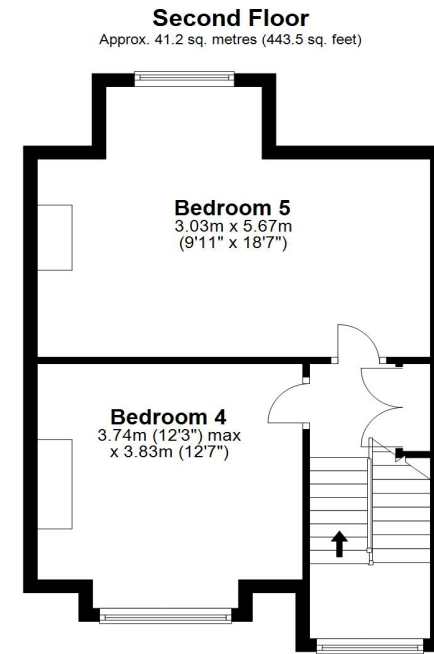
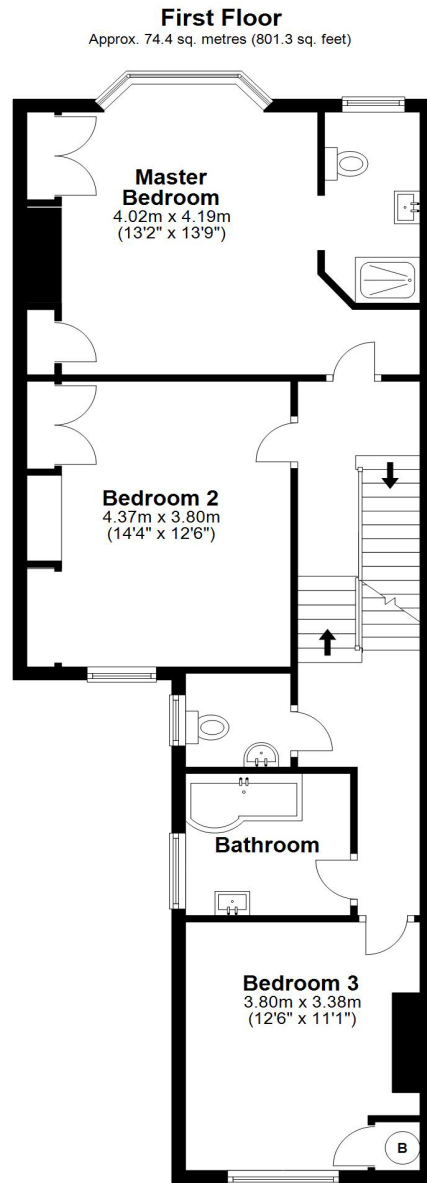
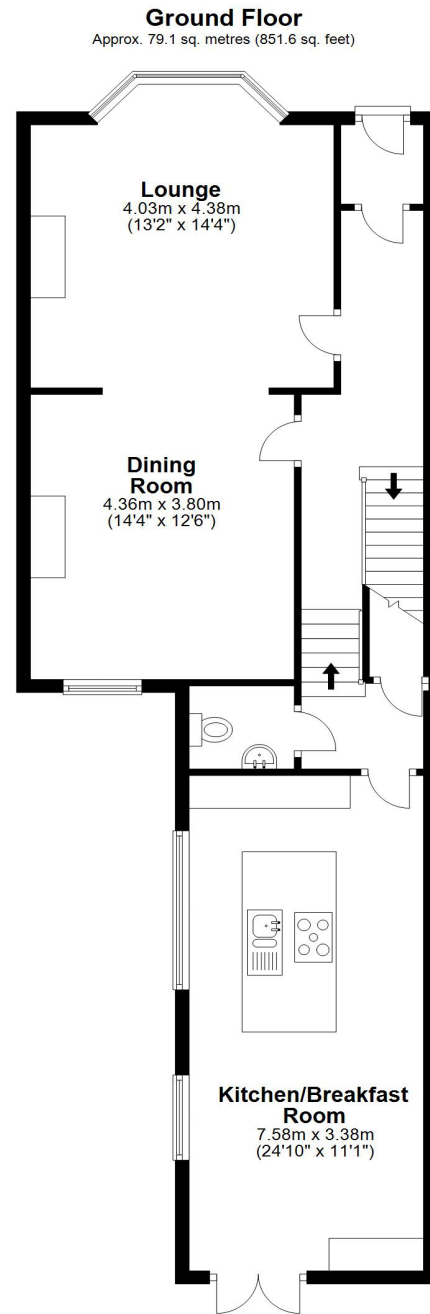












Total area: approx. 194.8 sq. metres (2096.4 sq. feet)  
**Thornhill Road, Mannamead, Plymouth**

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## Meet the Sales Team



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