



# GLENHURST ROAD, MANNAMEAD

PLYMOUTH, PL3 5LT

**ATWELL  
MARTIN**  
ESTATE AGENTS

*“This property is superbly presented throughout and needs to be viewed to appreciate the space that is on offer. Every room has been thought about and looked after, with MM precision to make the most of the family bathroom and the space available in the master bedroom suite.”*

*Luke Boon, Branch Manager*







# Glenhurst Road, Mannamead, Plymouth, PL3 5LT

Beautiful End of Terrace Victorian family home with large open plan living space, large bespoke timber frame conservatory, south facing gardens, loft conversion with master en-suite & five double bedrooms. Finished to an exquisite standard throughout. Viewing highly advised.

- Victorian End of Terrace Family Home
- Superb Presentation Throughout
- Kitchen/Breakfast Room
- Lounge & Dining Room
- Bespoke Timber Frame Conservatory
- Master Bedroom Suite with En-Suite
- Family Bathroom & Two W/Cs
- Wealth of Period Features
- Exquisite Blend of Period & Modern
- Large Corner Plot with South Facing Gardens
- EPC - TBC

Torpoint	3.8 Miles
Plymouth City Centre	1.5 Miles
Exeter	44.7 Miles
Plymouth Railway Station	1.4 Miles
Exeter Airport	48.2 Miles

PRICE - £450,000 Offers in Excess of



## LOCATION

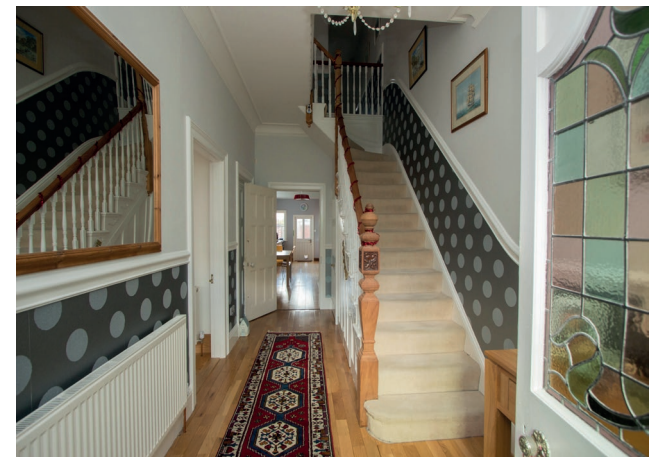
The property is conveniently located on Glenhurst Road, one of the most prestigious addresses in Plymouth with a well known sense of community spirit. Within the vicinity are excellent state and private schools, doctor's surgery and dental practice.

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.

## THE PROPERTY

You enter the property into the porch which has space for shoes and coats with a Victorian tiled floor. There is a beautiful wood framed door with lead lit stain glass inset which opens into the hallway. The hallway has stairs leading up to the first-floor accommodation, with doors opening into the breakfast room, lounge and dining room.

There is a cloakroom under the stairs plus an additional under stairs storage cupboard. The hallway has solid oak floor and a wealth of period features.





The open plan lounge/dining area has dual aspect windows to the front and rear elevation with a wealth of period features throughout with a gorgeous feature smokeless woodburner with modern surround and a large bay window to the front elevation which fills the room with natural light. There is a perfect blend of modern finishes throughout, with a gorgeous feature smokeless fire, with a modern surround with a large bay window to the front elevation filling the room with natural light. There is a set of pocket doors which close the two rooms, with separate access into the conservatory. The conservatory has triple aspect windows and doors to the side and rear elevation, with bi-folding doors and French doors opening out onto the front and rear gardens. The conservatory has filmed windows for additional privacy with a high vaulted ceiling and an insulated roof with two skylights.

At the rear of the property is a large kitchen/breakfast room, with dual aspect windows to the side and rear elevation which overlook the rear gardens. There is a feature fireplace and a large fitted kitchen, with a range of wall and base mounted units, complete with a square work surface over. There is access out to the rear gardens, plus space for a range cooker and plumbing for a washing machine. There is an integral dishwasher and space for a large breakfast table within the breakfast area. There is space for a stand-alone fridge/freezer unit, with the boiler being located within the kitchen.

Upstairs, the first-floor landing gives access to four bedrooms, the family bathroom and the w/c. There is an oak staircase up to the master bedroom suite. Bedroom two has a large bay

window to the front elevation and dual aspect windows overlooking the local area. The room is much larger than usual and is full of character and has a feature fireplace. Bedroom three is a similar size to bedroom two and has a feature fireplace. Bedrooms four and five are dressed as offices and are a good double size.

The family bathroom has been remodelled, with a bath and a walk-in shower, with a hand wash basin to finish. The bathroom is fully tiled and has a window to the side elevation for additional ventilation. The w/c has a low-level w/c and a window for ventilation.

The master bedroom suite has two skylights to the side elevation which offers stupendous views over Plymouth Sound, Mount Edgcumbe and across to Cornwall. The master bedroom suite is superbly presented throughout and has a dressing room area, with bespoke fitted units and access to the en-suite wet room. The en-suite has a walk-in shower, under floor heating, low level w/c and a hand wash basin and is finished to a luxurious standard throughout. There is hidden storage space within the eaves which can be accessed behind the headboard. There is LED lighting and a light tunnel in the landing for additional natural light.

## OUTSIDE

Externally, both the front and rear gardens have been landscaped and are walled giving a real sense of privacy. The front gardens have artificial grass with a boarded surround, with access into the conservatory via the Bi-folding doors. The rear gardens are hard paved, with a large BBQ area, and additional storage shed at the rear. There is a gate to the rear service lane and can be accessed via the kitchen and the conservatory.

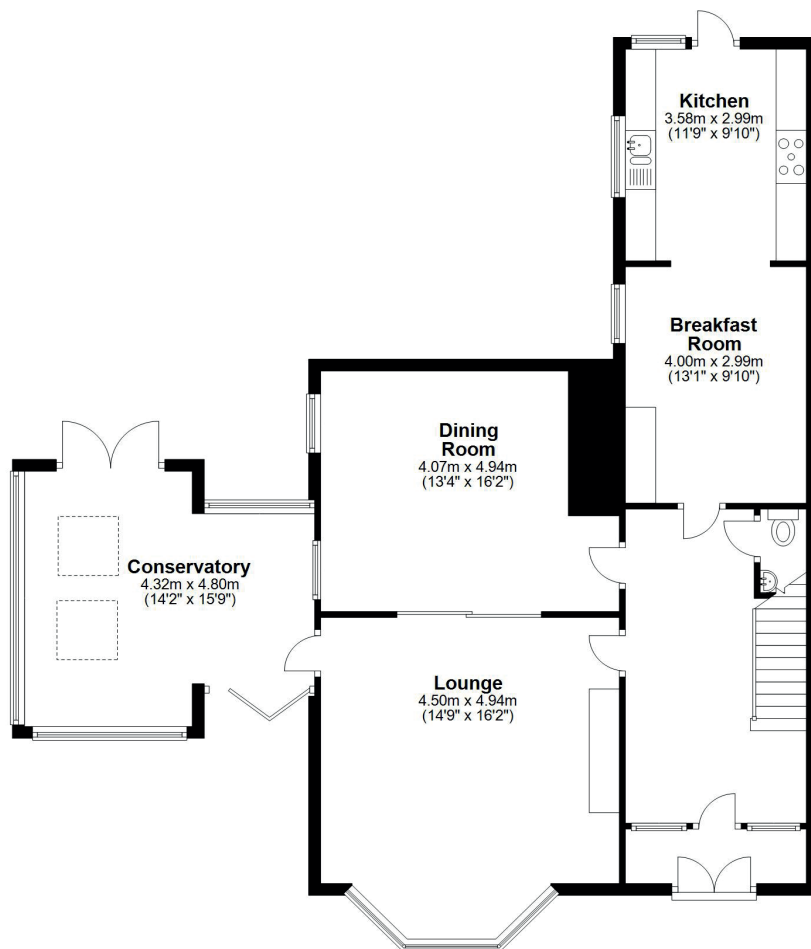




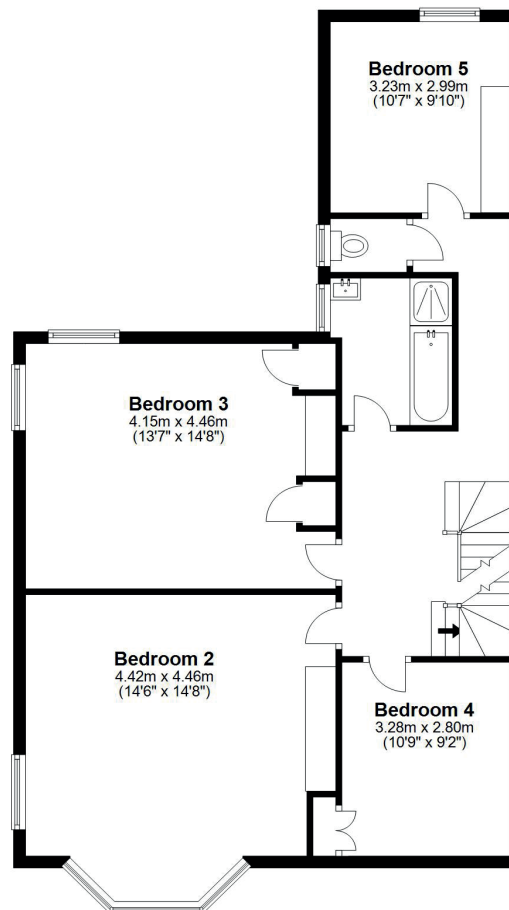




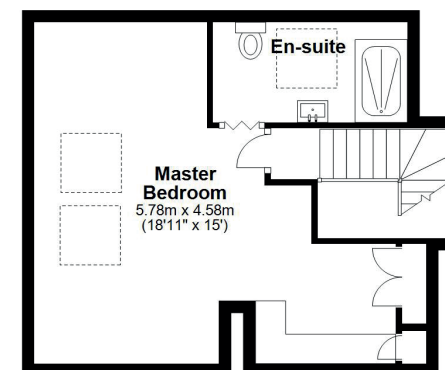
## Ground Floor



## First Floor



## Second Floor



Total area: approx. 228.1 sq. metres (2455.6 sq. feet)  
**Glenhurst 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



Luke Boon  
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