

COMPTON LODGE

PLYMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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**Compton Lodge | 132 Eggbuckland Road |
Plymouth | Devon | PL3 5JT**

A handsome former farmhouse with private gardens and gated parking, well placed for Plymouth's marinas, waterfront restaurants, shopping, sport, culture, leading schools and Derriford, while offering generous, characterful living close to Dartmoor and the coast.

Mileages

Mannamead 1 Mile, Derriford 3 Miles
Plymouth City Centre 2 Miles/ Waterfront 3 miles,
A38 1.7 miles, Exeter/M5 40 miles
(All mileages are approximate)

Accommodation

Ground Floor

Entrance Hall, Sitting Room, Dining Room, Breakfast Room,
Kitchen, Boot Room, Snug, Utility, WC

First Floor

Bedroom with Ensuite, Four Further Bedrooms,
Two Bathrooms

Outside

Double Garage, Driveway, Landscaped Gardens

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk
The Green, Parsonage Road, Newton Ferrers, Devon,
PL8 1AT



Set behind electric gates in one of Plymouth's most established residential settings, Compton Lodge is a substantial former farmhouse offering around 3,400 sq ft of flexible accommodation, mature private gardens, generous parking and a detached double garage. Its appeal lies not only in the house itself, with its handsome period character and adaptable layout, but also in its position: close to excellent schools and well placed for everything that now makes Plymouth such a compelling place to live, from its waterfront and marinas to Dartmoor, sport, culture and first-rate day-to-day convenience.

The House

Compton Lodge has an immediate sense of arrival. Set back behind electric gates, the house presents a handsome south-facing frontage, with bay windows, mature planting and a broad terrace giving it a composed and welcoming presence. Inside, the proportions are generous and the atmosphere is warm and inviting, with period detailing including cornicing, ceiling roses, fireplaces and oak parquet flooring adding depth and character.

The ground floor is arranged in a way that feels both elegant and practical. Two bay-fronted reception rooms provide excellent spaces for entertaining and everyday living, while the kitchen and adjoining breakfast room form the heart of the house, with an AGA, central island and direct access out to the garden. A snug, playroom or study offers useful separation from the principal rooms, and a well-planned utility and boot room arrangement adds the sort of practicality that makes daily life run smoothly.

Overall, the house combines character and presence with the ease and practicality needed for modern family life.

Bedroom Accommodation

The bedroom arrangement is particularly flexible. The principal bedroom enjoys a south-facing bay window and en-suite shower room, while the remaining bedrooms are served by two further bath/shower rooms. One of the bedrooms links directly to the principal room and could work equally well as a dressing room, nursery or private study.

A secondary staircase to the rear creates a useful degree of separation for part of the first floor, making the layout well suited to guests, older children, multigenerational living or home working.

Gardens and Outside Space

The gardens are an important part of the appeal. Mature and private, they are arranged around a broad central lawn with established planting, trees and layered borders giving structure and colour through the seasons. Terraces wrap around the house and create a choice of places to sit, dine and entertain depending on the time of day, while a greenhouse, stores and courtyard area add further usefulness.

Behind the gates, the private driveway provides excellent parking and turning space, and the detached double garage, with mezzanine storage above, is a valuable addition.





The Location

Compton Lodge occupies a highly convenient position on the borders of Hartley, Mannamead and Higher Compton, long favoured for their strong schooling and easy access to the wider city. A good range of local shops and services are nearby, while Plymouth city centre is easily reached for a broader choice of retail, restaurants, cafés and cultural life.

Plymouth has evolved into one of the South West's most varied and appealing cities, with its waterfront identity central to that appeal. Britain's Ocean City offers an exceptional connection to the water, from The Hoe, the Barbican and Sutton Harbour to Royal William Yard and the wider estuary landscape. For sailing enthusiasts, the city is especially well served, with yacht clubs, marinas and mooring facilities across the Plym and Tamar, making it a genuine base for life on the water. There is also a ferry terminal with crossings to both France and Spain.

The city's wider offer is equally strong. Plymouth is home to a highly regarded university and the increasingly well-regarded teaching hospital at Derriford, both important draws for the area. Shopping is excellent, with Drakes Circus providing many of the major national names, complemented by further retail provision at Derriford. Cultural life is also rich, with the Theatre Royal, cinema complexes and the Everyman at Royal William Yard all adding to the mix.

For those drawn to an active lifestyle, Plymouth is exceptionally well placed. The South West Coast Path runs through the city, Dartmoor is close by, and there is a wide range of sporting provision including the Life Centre, Nuffield Health, tennis and pickleball facilities, golf courses, and strong local support for both Plymouth Argyle and Plymouth Albion.

For travel further afield, Plymouth railway station provides regular mainline services to London and the wider South West, while the A38 connects quickly towards Exeter and the M5.









Property Details

Services:	Mains water, electricity and drainage. Oil-fired central heating.
EPC Rating:	Current: F - 37, Potential: D - 68, Rating: F
Council Tax:	Band F
Tenure:	Freehold
Authority	Plymouth City Council, Ballard House, West Hoe Road, Plymouth, PL1 3BJ, Tel: 01752 668000

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

Exit the A38 at Manadon Roundabout and take the exit onto Mannamead Road (B3250). After approximately 0.5 miles, turn left onto Higher Compton Road. At the roundabout, continue straight ahead to remain on Higher Compton Road. At the end of the road, just before the roundabout with Egguckland Road, the parking area and double garage will be found on the right. Alternatively, at the roundabout take the first exit onto Egguckland Road, where the electric gates to Compton Lodge will be found immediately on the right.

Viewing

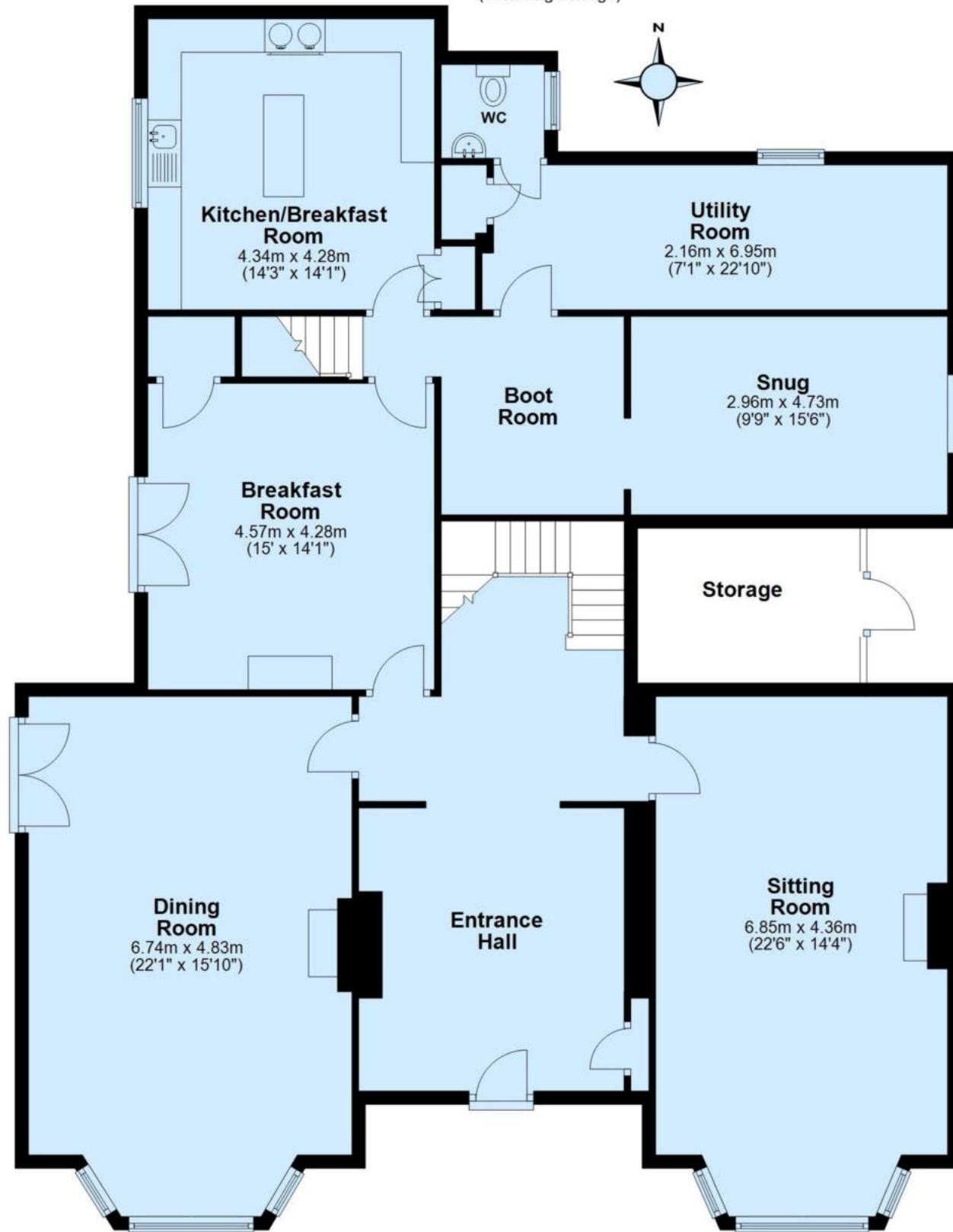
Strictly by appointment with Marchand Petit, Newton Ferrers Office.
Tel: 01752 873311.

Key Features:

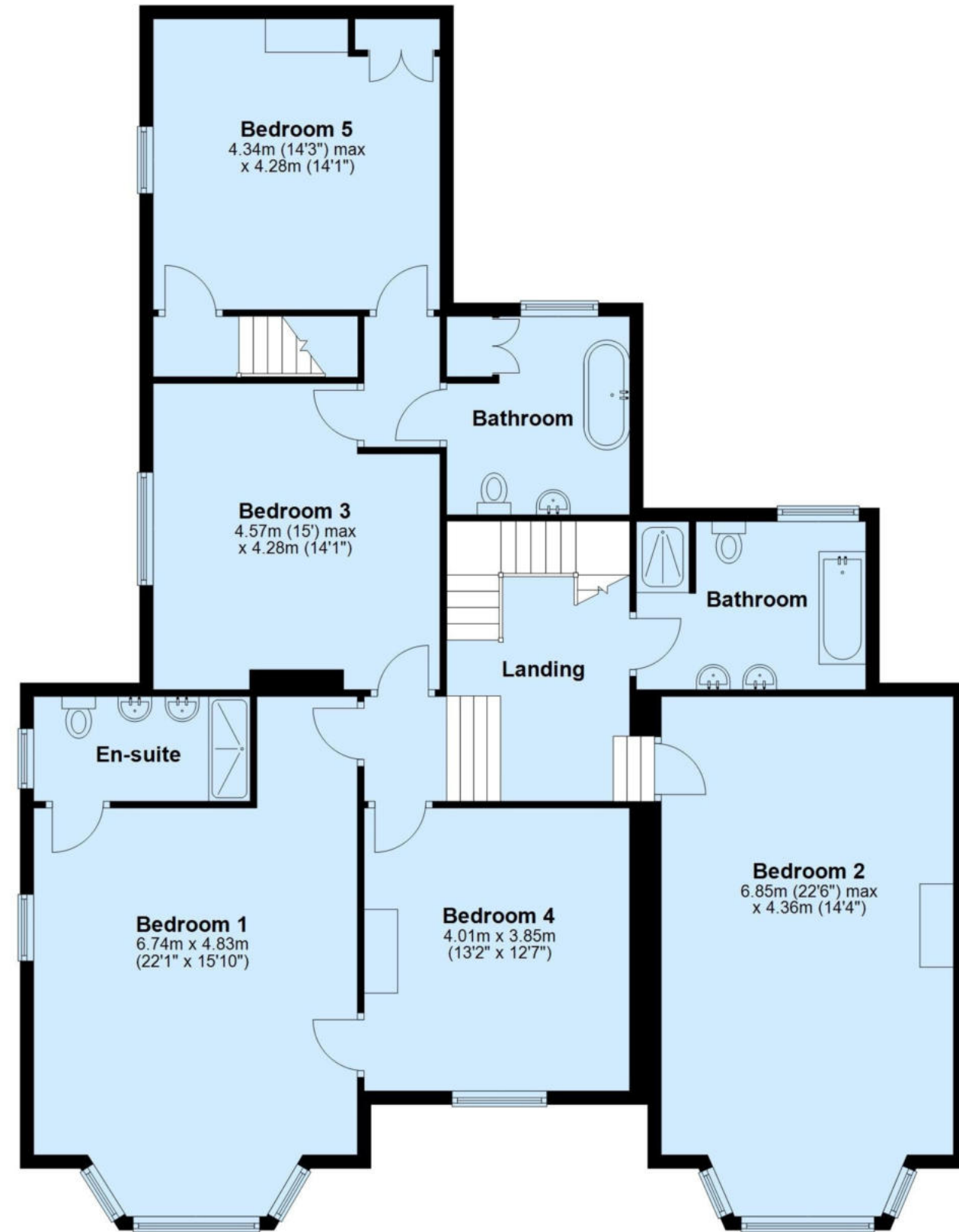
- Substantial former farmhouse with period character and original detailing
- Around 3,400 sq ft of flexible five-bedroom accommodation
- Secure electric gates, private driveway parking and detached double garage with mezzanine storage
- Three bath/shower rooms and a versatile layout suited to family life, guests or working from home
- Elegant reception rooms, kitchen/breakfast room with AGA, plus snug/home office
- Mature private gardens with sunny terraces, greenhouse and useful stores
- Convenient setting between Hartley, Mannamead and Higher Compton, close to schools, Derriford, the city centre and the waterfront



Ground Floor
 Approx 187.9 sq. metres (2022.1 sq feet)
 (excluding Storage)



First Floor
 Approx 163.1 sq. metres (1755.2 sq. feet)



Total area: approx. 350.9 sq. metres (3777.3 feet)

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590