



10 Hillsborough, Mannamead, Plymouth, Devon, PL4 7AR

Price £450,000



Occupying a prime corner-plot position in the highly regarded and sought-after area of Mannamead, 10 Hillsborough is a truly unique detached residence offering exceptional contemporary accommodation, remarkable versatility and stunning, uninterrupted panoramic views across the city towards Dartmoor.

This one-of-a-kind home has undergone substantial renovation and upgrading by the current owner over recent years, resulting in an exceptional standard of modern living. The improvements include a new fibreglass roof, triple-glazed windows, underfloor heating, external insulation, complete rewiring and significant heating upgrades.

The accommodation is arranged over four floors and is thoughtfully designed to maximise the property's natural light, views and distinctive character. The ground floor comprises a fabulous south-westerly facing garden room, an entrance veranda, welcoming entrance hall and useful utility room. From the entrance hall, a striking sweeping turret-style spiral staircase provides access to the upper floors.

The first floor forms the principal living space and features an impressive open-plan arrangement flooded with natural light. The spacious reception area benefits from direct access to a sun terrace through a set of wide sliding doors, creating an excellent connection between the indoor and outdoor spaces. The beautifully appointed kitchen has been replaced by the current owner with a high-quality 'Kettle Company' kitchen, incorporating an extensive range of wall and base units, solid work surfaces and a comprehensive selection of integrated AEG appliances, including a fridge/freezer, dishwasher, induction hob, microwave and oven. A WC completes this floor.

The second floor provides three well-proportioned bedrooms, with bedrooms two and three enjoying attractive dual-aspect outlooks. Also located on this floor is a luxurious, fully tiled shower room, fitted with a generous double walk-in shower, wash hand basin with storage, WC and heated towel rail.

Continuing upwards, the top floor provides access to an exceptional enclosed roof terrace, where the property truly comes into its own. Offering spectacular 360-degree panoramic views across Plymouth and towards Dartmoor, this is a remarkable space for entertaining, relaxing or simply enjoying the ever-changing views.

Externally, the property benefits from a well-established, sunny south-westerly facing garden, providing a private and attractive outdoor setting. There are also two useful lockable garden stores and a sheltered carport, providing valuable off-street parking for one vehicle.

Situated close to the excellent amenities of Mutley Plain, together with a wide range of local shops, cafés, restaurants and transport links, 10 Hillsborough represents a rare opportunity to acquire a highly individual home combining striking contemporary accommodation, extensive upgrades and exceptional panoramic views.

A truly unique property that needs to be viewed to be fully appreciated.

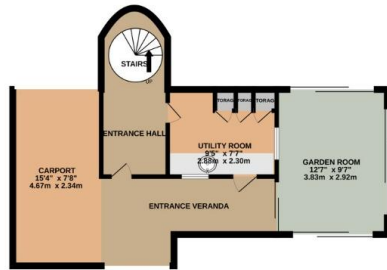
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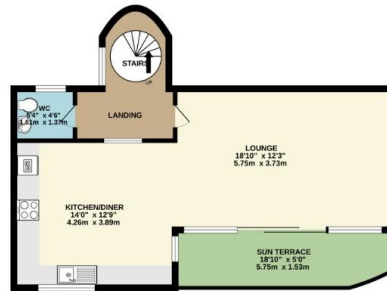




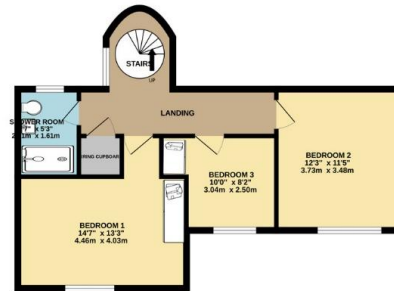
GROUND FLOOR
462 sq.ft. (44.8 sq.m.) approx.



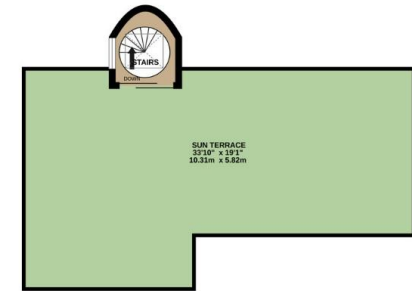
1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



2ND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



3RD FLOOR
34 sq.ft. (3.1 sq.m.) approx.



TOTAL FLOOR AREA : 1548 sq.ft. (143.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of 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.
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