



LANG TOWN
& COUNTRY

'Powisland House', 327, Tavistock Road, Derriford, Plymouth, Devon, PL6 8AE



Guide Price £800,000



Occupying magnificent, wooded grounds of just over half an acre, this exceptional Grade II listed, slate-hung Georgian manor house—dating back to circa 1760—offers a rare blend of period charm and thoughtful modern refinement. 'Powisland House' is rich in character, showcasing an array of original features including elegant fireplaces, multi-paned sash windows, wooden flooring, coved ceilings, and traditional dado rails.

The property has been sympathetically updated, over the years, to suit contemporary living, with improvements such as gas-fired central heating, a beautifully appointed American oak kitchen with granite work surfaces, a security system, and a re-slatted roof (completed in 2003).

The accommodation is arranged in classic Georgian style, beginning with a delightful, glazed entrance porch that leads into a grand reception hall with wooden flooring and an original staircase with handrail. The principal reception rooms include a dual-aspect sitting room with feature fireplace and a separate dining room, also dual-aspect, offering an elegant space for entertaining. The impressive kitchen/breakfast room forms the heart of the home, complete with central island, walk-in larder, multi-fuel burner, dual-fuel Rangemaster, and a stable door opening onto a wrought iron staircase leading down to the courtyard. Additional ground floor spaces include a utility room, a shower room with original fireplace, and a separate WC.

Upstairs, the first floor provides five well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a spacious family bathroom.



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The original servant's quarters remain intact, offering extensive storage and exciting potential for further development, for multi-generational living, subject to the necessary consents.

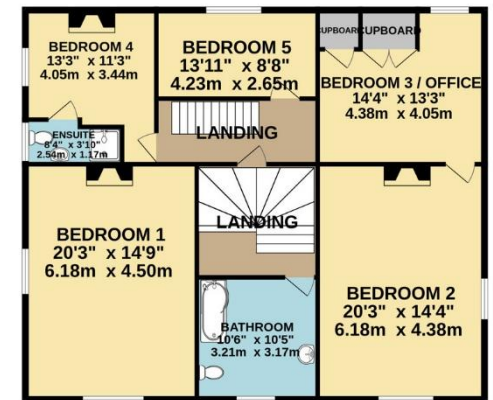
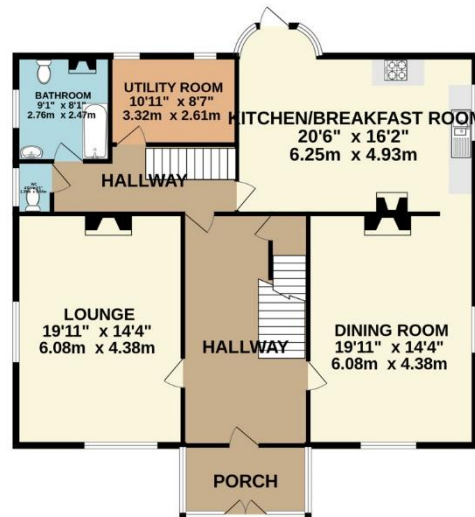
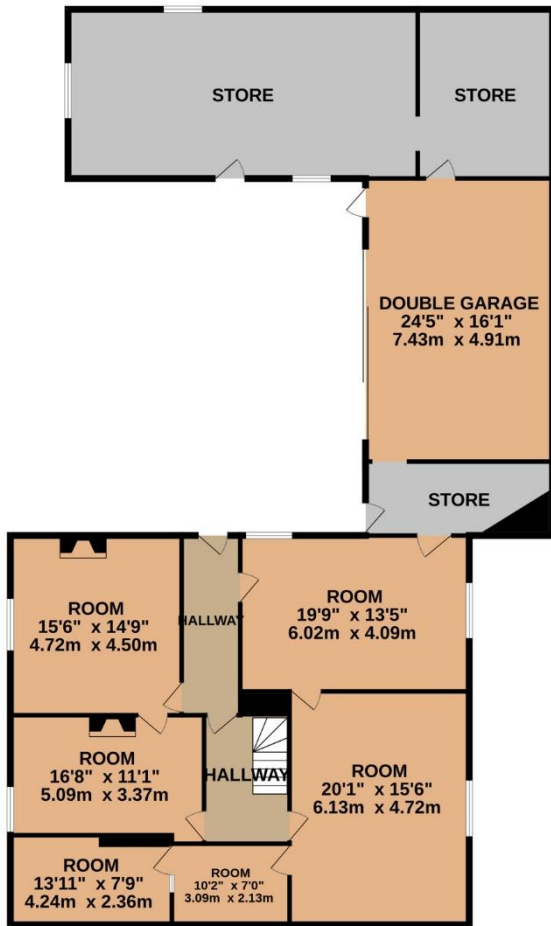
Externally, the property continues to impress. A double garage and former coach house with adjoining tool shed sit adjacent to a charming Mediterranean-style courtyard, enjoying a sunny south-westerly aspect. A particularly versatile stable block with hayloft offers further scope for conversion into a home office, annexe, studio, or workshop (subject to planning).

The beautifully landscaped gardens are a standout feature, with sweeping lawns framed by a rich variety of mature trees and shrubs, including camellia and azalea. The sheltered courtyard provides a tranquil retreat, enhanced by a fig tree, raspberries, and rhubarb. A sweeping driveway from Tavistock Road leads past the front of the property and around to the rear, providing ample parking for multiple vehicles.

Ideally located, the property benefits from excellent local amenities, including convenient access to Dartmoor National Park, a nearby park-and-ride service to the city centre (approximately five miles away), a Tesco superstore, and a range of pubs, shops, and well-regarded schools.







TOTAL FLOOR AREA : 5163 sq.ft. (479.7 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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