



62 Whiteford Road, Mannamead, Plymouth, Devon, PL3 5LY

Price £585,000



'Whiteford Road' is an exclusive tree-lined avenue within the Mannamead Conservation Area. There is direct access to private and state schooling, parkland, local shopping parades, doctors surgery, Morrison's superstore and the A38 intersection. The university and City Centre are some two miles distant.

This beautifully and exceptionally presented Victorian mid-terrace residence, built circa 1895, enjoys a fabulous southerly aspect with direct views across the tennis courts and bowling green. From its elevated position, the property also benefits from far-reaching views across the city, with glimpses of Mount Edgcumbe, particularly from the second floor.

Throughout, the property retains a plethora of fabulous character features including stripped wooden floors, stripped pine doors, picture rails, ceiling mouldings, ornate newel posts, ceiling roses and a wonderful collection of period fireplaces. These charming period details are perfectly complemented by the practical benefits of uPVC double glazing and gas central heating.

Arranged over three spacious floors, this elegant family home offers a wonderful blend of period charm and versatile accommodation. The welcoming entrance hall leads through to a magnificent bay-fronted sitting room, rich in character and ideal for relaxing or entertaining and feature an open fireplace. Beyond, a generous dining room provides an excellent formal entertaining space and flows seamlessly through to the superb kitchen/breakfast room, creating the perfect hub for modern family living. The kitchen has handmade kitchen units, granite work surfaces an inset Belfast sink, Rangemaster cooker with 6 ring gas hob and double electric oven. There is a dishwasher included along with a pantry cupboard, ample storage and a wood burning stove. Also on the ground floor is a convenient toilet, utility cupboard and two under stairs storage cupboards.

The first floor offers particularly flexible accommodation, comprising a Master bedroom with a bay window a built-in wardrobe and fireplace to the front, a double bedroom which is currently utilised as a walk in dressing room with built in storage and a central dressing table. There is a further double bedroom to the rear of the first floor together with a study which has a built-in desk and window bench with storage underneath. A well-appointed family shower room with a separate WC which is fully tiled and enjoys a walk-in double shower enclosure completes this floor.

Rising to the second floor, there are two additional double bedrooms, both enjoying elevated outlooks, making the property ideally suited to growing families or those requiring guest accommodation. Bedroom four to the front overlooking the bowling green has the bonus of a walk-in eave's cupboard perfect for additional storage. The current owner has added a bathroom to this floor which comprises of a bath with shower head, mixer taps, wash hand basin, WC and a heated towel rail.

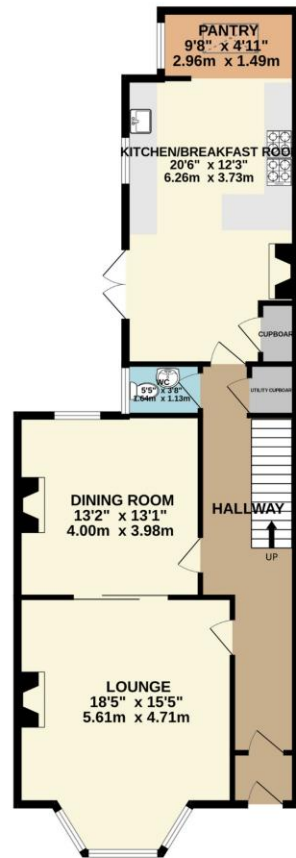
To the front, overlooking the bowling green a long lawned garden is approached via a footpath and wrought iron gate, with a superb lavender bush and well-stocked borders enhancing the attractive approach to the property. To the rear, the low-maintenance garden has been thoughtfully landscaped to provide a delightful sunny paved terrace, ideal for al fresco dining, together with an external garden store and outside water tap. A particularly valuable feature is the private hardstanding parking space, accessed via a roller door.

To view this property call Lang Town & Country Estate Agents on **01752 256000**.





GROUND FLOOR
911 sq.ft. (84.6 sq.m.) approx.



1ST FLOOR
896 sq.ft. (83.3 sq.m.) approx.



2ND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 2228 sq.ft. (207.0 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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