



Crow Park House, Crow Park, Fernleigh Road, Mannamead, Plymouth, Devon, PL3 5AW

Price £630,000



Crow Park House is nestled on a private road accessed off Fernleigh Road, located on the southern fringe of Mannamead in this highly sought-after and desirable residential area. Enjoying an elevated position, the property combines a sense of privacy with a wonderfully convenient setting and takes full advantage of its outlook, with fantastic views across the city and towards East Cornwall and Dartmoor.

This is a substantial family home offering vast and versatile accommodation, extending to approximately 2,689 sq ft. Generously proportioned throughout and recently updated in areas, the roof being replaced in 2013, the house provides an excellent balance of impressive reception space, plentiful bedrooms and practical ancillary accommodation, making it particularly well suited to larger families, those working from home or buyers seeking flexibility for changing needs.

The ground floor is arranged around a welcoming central hallway and offers a choice of spacious reception rooms. The living room is an impressive principal reception space, complemented by a separate dining room both with recently installed wood burners perfect cosy winter evenings in. There is also a sun/garden room which the current owners enjoy their morning coffee overlooking the wonderful gardens, creating a superb sequence of areas for both everyday family life and entertaining. The kitchen/breakfast room forms a natural heart to the home, while a separate utility room and recently upgraded WC add valuable practicality. There is a large pantry cupboard useful for additional storage.

A particularly useful feature is the generous study/bedroom 5, providing genuine flexibility as a home office, guest bedroom or additional family room. To the rear is a substantial workshop, offering excellent scope for hobbies, storage or a variety of other uses, subject to individual requirements. Upstairs, the sense of space continues with four well-proportioned bedrooms. The principal bedroom is especially generous and enjoys fantastic far-reaching views across the city skyline and across to East Cornwall and Dartmoor while the remaining bedrooms provide excellent family or guest accommodation. A modern shower room serve the remaining rooms whilst the master bedroom enjoys luxurious ensuite facilities with a built in line cupboard where this also provides access via ladder to the loft space.

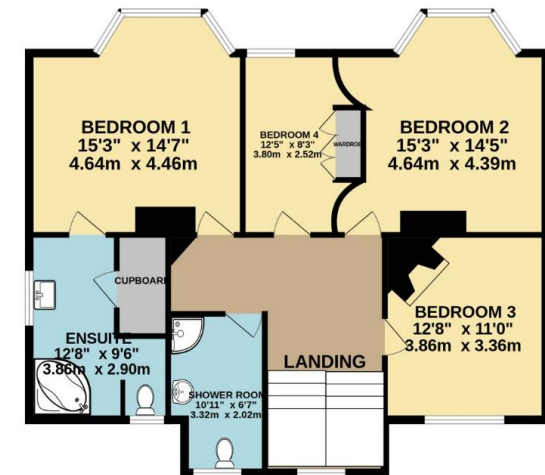
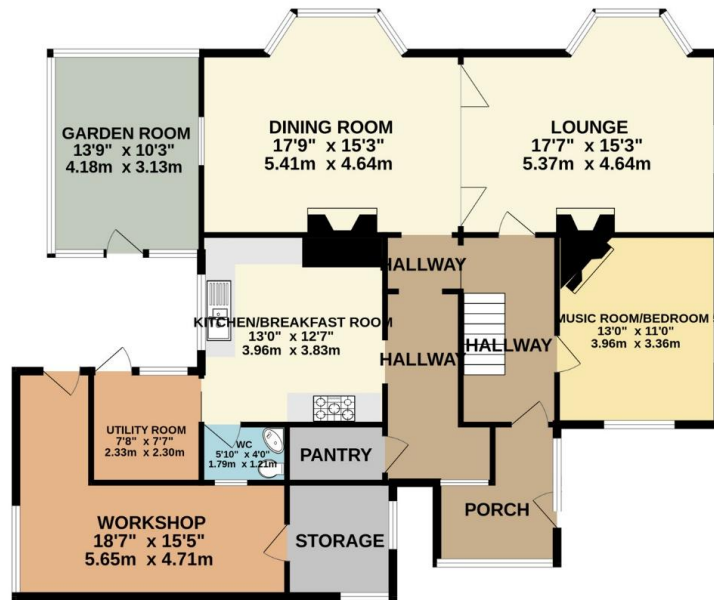
Outside, the house is complemented by south-facing rear gardens, an especially appealing feature that allows the outdoor space to benefit from excellent levels of sunlight throughout much of the day. The gardens provide an attractive setting in which to relax, entertain and enjoy the property's elevated position.

The south-facing rear gardens are a particular feature of Crow Park House and have clearly been a labour of love for the current owners, who have devoted a great deal of time and care to their improvement. The result is a wonderfully established and colourful garden, with an abundance of mature shrubs and bushes, well-stocked flower beds and areas of lawn, creating an attractive setting with interest throughout the seasons. The gardens provide plenty of space for relaxing, entertaining and enjoying the favourable southerly aspect, while the established planting gives a pleasing sense of maturity and privacy. The property also benefits from a single garage, providing useful secure parking or additional storage and parking for several vehicles on the private road in front of the house.



The combination of its private-road setting, far-reaching city views extending towards East Cornwall and Dartmoor, south-facing gardens and exceptionally generous accommodation makes Crow Park House a distinctive and highly adaptable home in one of Plymouth's most desirable residential areas.





TOTAL FLOOR AREA : 2689 sq.ft. (249.8 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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