



LANG TOWN
& COUNTRY

8 Queens Road, Lipson, Plymouth, PL4 7PJ



Offers Over £600,000



Occupying a mature and private walled corner plot beside beautifully landscaped Victorian parkland such as Freedom Fields, this remarkable property enjoys a highly desirable position with direct access to the vibrant districts of Mutley Plain and North Hill. The University and Plymouth's historic city centre lie less than a mile away, offering the perfect balance between tranquil residential surroundings and the convenience of nearby amenities, cultural attractions, and transport links.

Widely regarded as one of the finest examples of its kind within the locality, this grand and elegant Edwardian semi-detached villa, dating from around 1905, stands as a striking testament to the craftsmanship and architectural style of the early twentieth century. The property retains a wealth of original period character and charm, with rare and distinctive Art Nouveau influences evident throughout. Beautiful original fireplaces, ornate mouldings, and a magnificent balustraded hallway create an immediate sense of grandeur, while thoughtful improvements over time — including gas-fired central heating and a carefully retiled roof — ensure the home meets modern standards of comfort without compromising its historic integrity.

Arranged across four expansive levels, the accommodation has been thoughtfully configured to suit the needs of a large and flexible household. The layout offers exceptional versatility, making it equally suitable for extended family living, multi-generational arrangements, or even a combination of professional and residential use, subject to the appropriate planning permissions. With its generous proportions and adaptable spaces, the property presents a rare opportunity for those seeking both character and practicality.

The villa benefits from a desirable triple aspect, allowing natural light to flood the interiors throughout the day. From the rear of the property, breathtaking distant views stretch across the landscape toward the dramatic uplands of Dartmoor, taking in notable landmarks such as Princetown and Hessary Tor — a constant reminder of the spectacular countryside that lies just beyond the city.

The versatile accommodation currently comprises six bedrooms, depending on configuration, alongside a range of impressive reception and living spaces. These include a refined drawing room, a comfortable sitting room, living room and dining rooms. The heart of the home is the magnificent balustraded hallway with its polished oak block flooring, which sets the tone for the elegance found throughout. A spacious porch provides a welcoming entrance, while the breakfast, living and dining rooms offer a sociable space for everyday family life.

Further enhancing the property's adaptability are additional rooms that can function as bedrooms, living rooms or workspaces. The ground floor has Kitchen, shower room and Bathroom. The First floor has Kitchen, Bathroom and separate WC and top floor has WC, shower room and kitchen. The basement has separate WC.

One of the most distinctive features of the home is the magnificent timber-panelled billiard / games room, measuring an impressive 24 feet 11 inches by 21 feet 5 inches. Richly detailed with traditional wood panelling, this space offers a sense of classic Edwardian leisure and would make a spectacular entertainment room, games room, or private lounge.

Outside, the property is set within extensive level gardens both to the front and rear, enclosed by attractive walls that provide privacy and a sense of seclusion. The lawns are well established and feature several fine mature trees that enhance the character of the grounds. A private 50-foot tarmac driveway at the front offers ample parking and leads to a detached garage, while a timber garden store provides useful outdoor storage. A side pedestrian gate gives convenient additional access.

Altogether, this exceptional Edwardian villa combines historical elegance, generous proportions, and remarkable versatility in a highly sought-after location. It offers a rare opportunity to acquire a distinguished period residence that seamlessly blends architectural heritage with the potential for modern living.

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

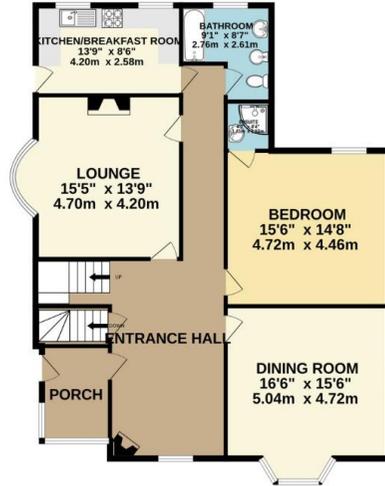




BASEMENT
505 sq.ft. (46.9 sq.m.) approx.



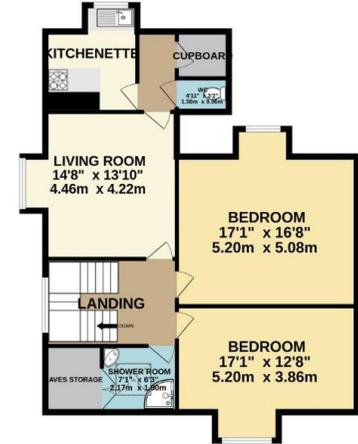
GROUND FLOOR
1272 sq.ft. (118.1 sq.m.) approx.



1ST FLOOR
1193 sq.ft. (110.9 sq.m.) approx.



2ND FLOOR
940 sq.ft. (87.3 sq.m.) approx.



TOTAL FLOOR AREA : 3909 sq.ft. (363.2 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.
Made with Metropix ©2026



Lang Town & Country
6 Mannamead Road
Plymouth
PL4 7AA

Tel: 01752 256000

Email: property@langtownandcountry.com

www.langtownandcountry.com



YouTube

Lang Town & Country endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are connected, in working order or fit for purpose. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.