



LANG TOWN
& COUNTRY

Elm Park, Glen Road, Mannamead, Plymouth, Devon, PL3 5AP



Offers Over £600,000



A distinguished and substantial three-storey semi-detached residence, dating from circa 1857 and built in the elegant Italianate architectural style. This fine period home retains a wealth of original classical features characteristic of the era, beautifully blended with a range of modern comforts, offering a unique combination of charm, character, and contemporary living.

Generously proportioned throughout, the property is currently arranged as a spacious two-storey main house with a self-contained lower ground floor apartment — easily reconfigured to form a single, expansive family home thanks to the retention of the original internal staircase.

Main House (Ground and First Floors):

The ground floor is entered via a traditional entrance porch and welcoming hallway, leading to a generously sized rear sitting room featuring a wide bay window, focal feature fireplace, and elegant double doors opening into a large dining room. The dining room enjoys a broad side bay window and access to the sun terrace and beautifully maintained garden — ideal for entertaining or al fresco dining. A well-appointed kitchen/breakfast room and a useful cloakroom/WC complete the ground floor.

Upstairs, the first floor provides four well-proportioned double bedrooms, each with hardwood double-glazed windows, and a spacious family bathroom. The layout is ideal for family living, offering both privacy and comfort.

Lower Ground Floor Apartment:

Accessed independently, the lower ground floor offers excellent versatility and potential, either as a rental unit, guest accommodation, or re-incorporation into the main house. The apartment comprises a central hallway, a bright and spacious bay-fronted lounge, a fully fitted kitchen/dining room, two double bedrooms, and a bathroom.

Exterior:

Enjoying a light-filled dual aspect throughout, the property benefits from far-reaching views and is set within delightful, south-facing landscaped gardens that have been thoughtfully maintained. The gardens provide a peaceful and private setting, perfect for relaxing or entertaining.

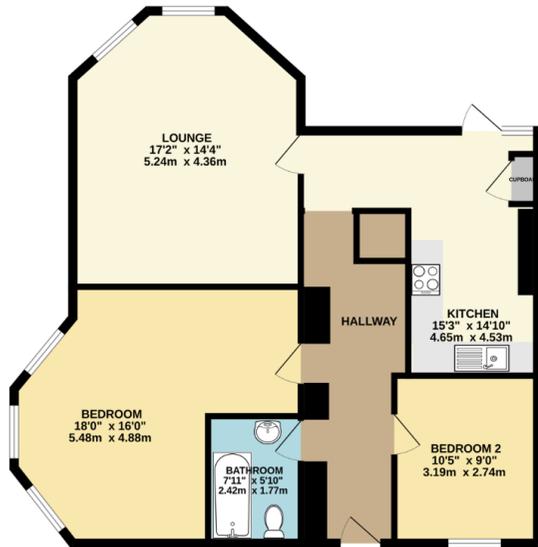
In all, this is a rare opportunity to acquire a remarkable period home offering flexible accommodation, period elegance, and modern practicality in equal measure.



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



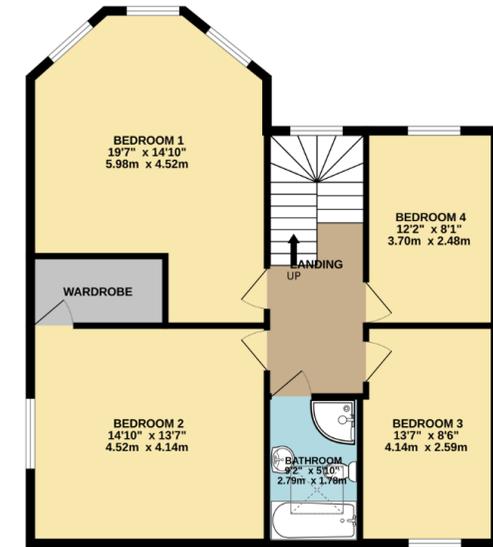
BASEMENT
851 sq.ft. (79.0 sq.m.) approx.



GROUND FLOOR
903 sq.ft. (83.9 sq.m.) approx.



1ST FLOOR
841 sq.ft. (78.1 sq.m.) approx.



TOTAL FLOOR AREA : 2595 sq.ft. (241.1 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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