



Normandy House, 15 Normandy Hill, Saltash Passage, Plymouth, PL5 1LE

LANG TOWN
& COUNTRY



Guide Price £750,000

Simply stunning and rich in period charm, this impressive detached Victorian villa offers beautifully proportioned and highly versatile accommodation arranged over three floors, enjoying breathtaking panoramic views across the River Tamar towards Cornwall.

Perfectly suited as a substantial family home, the property occupies an enviable position close to waterside walks and excellent sporting amenities, combining elegant character with generous living space.

From the moment you step through the entrance porch, the home's character is immediately apparent. A grand reception hall with exposed pine flooring, half-panelled walls, a feature arch and original detailing sets the tone for the elegant accommodation that follows.

The ground floor provides three generous reception rooms, each showcasing fine period features including exposed pine floors, dado and picture rails, coving, and deep-silled window seats. The magnificent living room is a particular highlight — a bright double-aspect space with stunning views across the River Tamar, incorporating both the Royal Albert Bridge and Tamar Bridge. A charming fireplace with slate hearth and stove-style gas fire provides a warm focal point. The formal dining room also enjoys beautiful river views, while the study offers a quiet and practical workspace.

The spacious, recently refurbished kitchen/breakfast room has been thoughtfully designed for both everyday family living and entertaining. Fitted with an extensive range of wall and base units topped with contemporary work surfaces and a full suite of integrated appliances, the room benefits from dual aspects, French doors and a picture window framing far-reaching river and estuary views. Doors open onto a colonial-style balcony with steps leading down to the courtyard garden — ideal for al fresco dining.

To the first floor, a characterful landing leads to four well-proportioned bedrooms. The impressive principal suite enjoys spectacular double-aspect river views and is complemented by a stylish en suite shower room. Bedroom two also benefits from en suite facilities and striking water views, while bedrooms three and four continue the theme of period detailing and attractive outlooks. The family bathroom is luxuriously appointed with a roll-top bath, separate shower and classic fittings.

A further staircase rises to the outstanding loft room/bedroom five — an expansive and highly versatile space with eaves storage, an en suite shower room and sliding doors opening onto a wrought-iron balcony with decked flooring. From this elevated position, the panoramic views across the Tamar estuary, taking in the Royal Albert Bridge, Tamar Bridge and Saltash beyond, are truly spectacular.

Externally, the property is equally impressive. Double gates open onto a substantial private driveway providing extensive parking for numerous vehicles, boats, caravans or motorhomes. The driveway leads to both a double and single garage, each well equipped with power and lighting.

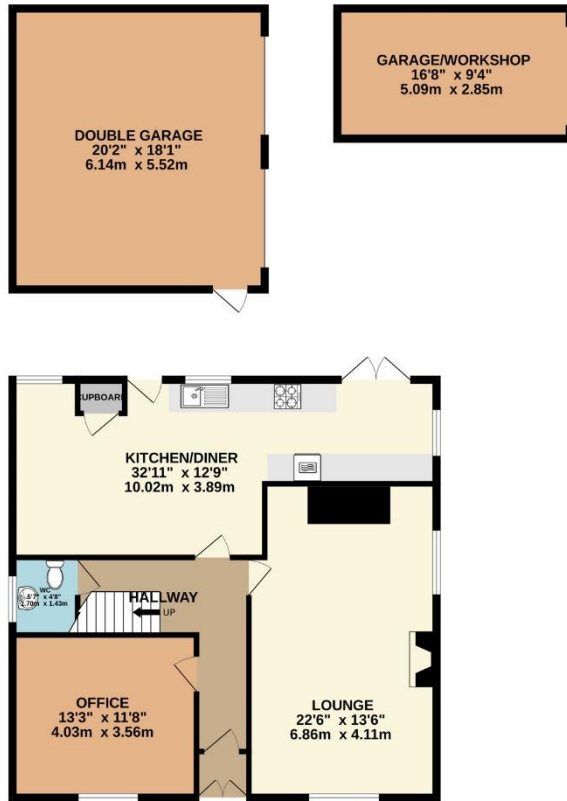
The gardens wrap around the property and are beautifully maintained, featuring a long lawn bordered by shrubs and fencing, well-stocked flower beds, and a superb paved patio area complete with pergola, outside oven and barbecue space — perfect for outdoor entertaining. A raised deck at the far end of the garden provides yet another vantage point from which to admire the far-reaching river views.

A rare opportunity to acquire a substantial and character-filled Victorian residence with exceptional views, extensive parking, garaging and delightful gardens in a sought-after Plymouth location.

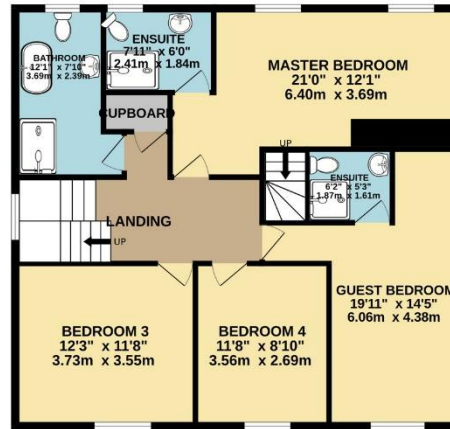
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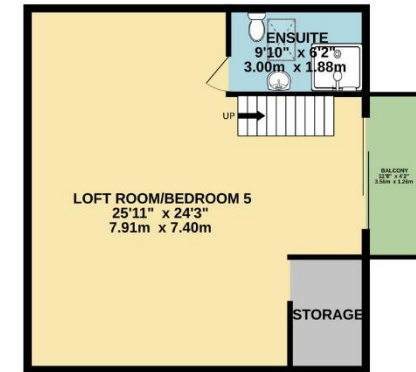
GROUND FLOOR
1412 sq.ft. (131.1 sq.m.) approx.



1ST FLOOR
947 sq.ft. (88.0 sq.m.) approx.



2ND FLOOR
630 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 2989 sq.ft. (277.7 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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