



26 Eastfield Crescent, Higher Compton, Plymouth, Devon, PL3 5JX



Offers Over £400,000



A beautifully presented period family home, comprehensively updated to create a seamless blend of character and contemporary living. The property has been thoughtfully reconfigured and finished to a high specification throughout, offering both style and practicality in equal measure.

The entrance hall provides a welcoming first impression, retaining period charm while setting the tone for the quality found across the home. To the front, the living room is a warm and inviting reception room, centred around a gas fireplace that adds both character and comfort, making it an ideal space for relaxing evenings. To the rear, the accommodation has been transformed into an impressive open-plan living space. The kitchen is now directly accessed from the dining room, creating a natural flow between the two areas and enhancing both everyday living and entertaining. The kitchen itself is finished to a very high standard, featuring sleek quartz work surfaces and a breakfast bar that forms a sociable focal point within the space. High-end features include a boiling water tap, twin slide-and-hide ovens and an integrated wine fridge, further underlining the quality of finish. To the rear of the dining room is a large sun room, perfectly suited to additional reception space.

The ground floor has been intelligently reworked to improve functionality. The former utility and WC now provide a generous and highly practical "bootility" room, ideal for storage and laundry, while the WC has been neatly repositioned beneath the stairs.

To the first floor, there are three generous bedrooms, all presented to a high standard. The former separate WC and bathroom have been combined to create an impressive four-piece family bathroom, complete with a double vanity unit, offering a contemporary and luxurious feel that complements the quality found throughout the rest of the property.

Outside, the rear garden has been thoughtfully remodelled and now features a substantial composite deck positioned at the far end, creating a superb space for alfresco dining and entertaining, in addition to more traditional lawned areas. To the front, the property benefits from off-road road parking for two vehicles, as well as an EV charging point.

Eastfield Crescent is a highly regarded and well-established residential cul-de-sac, prized for its quiet setting, attractive period properties and enduring popularity with families. Located within the sought-after Hartley area of Plymouth, this is a location that consistently commands strong demand due to its combination of character, convenience and excellent schooling.

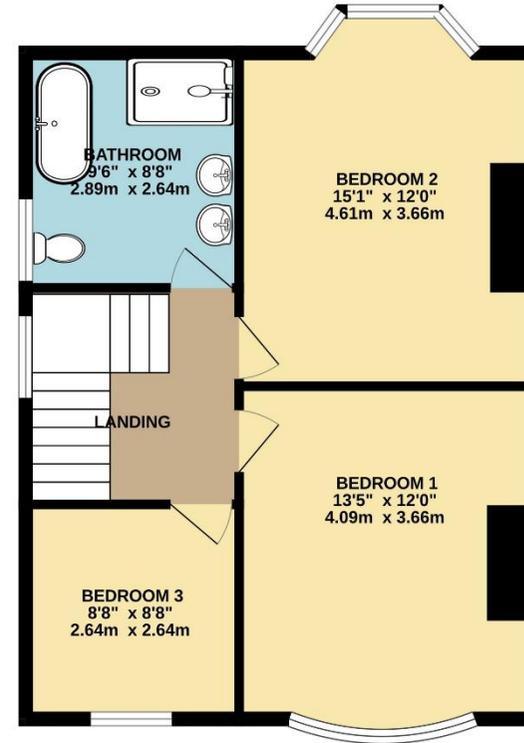
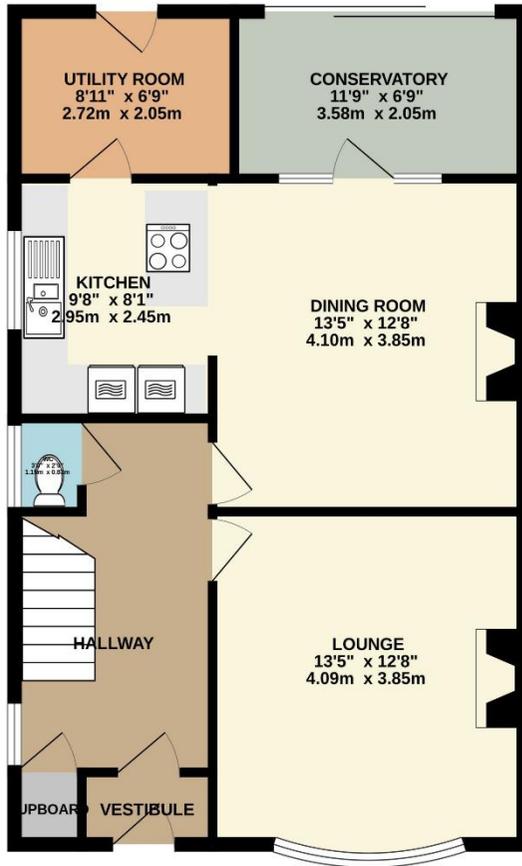
The property sits within easy walking distance of Compton Primary School, which recently ranked first in the city in the latest league tables, making the area particularly attractive to families. A number of other well-regarded primary schools are also close by, further reinforcing the area's reputation as an outstanding choice for family living.

Everyday amenities are conveniently positioned nearby, with local shops, cafés and services easily accessible, while larger supermarkets and retail facilities are just a short drive away. The location also benefits from excellent transport links, providing swift access to Plymouth city centre, Derriford Hospital and the A38, making it ideal for commuters and professionals. For recreation and leisure, residents enjoy proximity to well-maintained parks, green spaces and sports facilities, as well as a pleasant woodland area located at the end of the cul-de-sac, offering opportunities for walking, exercise and family time outdoors.



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





TOTAL FLOOR AREA: 1267 sq.ft. (117.7 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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