



2, Venton Paddock, Millpool Head, Millbrook, Cornwall, PL10 1AW

Offers Over £575,000



Occupying a wonderful plot of approximately 0.37 acres in the heart of sought-after Millbrook, this substantial four/five-bedroom detached residence combines generous family accommodation, flexible living space and beautifully established gardens, creating an exceptional home in one of the Rame Peninsula's most desirable village settings, with the added benefit of being offered with No-Onward Chain.

Approached via an attractive pillared entrance, the property enjoys a high degree of privacy and is set behind a substantial gravel driveway providing extensive off-road parking alongside an oversized attached garage.

The welcoming entrance porch leads into a central hallway from which the well-planned accommodation unfolds. To one side, a superb dual-aspect living room provides an inviting space for relaxation, while the spacious dining room enjoys direct access to the rear garden via sliding doors and offers excellent versatility, serving equally well as a ground-floor bedroom, home office or family room. The fitted kitchen/breakfast room provides ample space for day-to-day family life and entertaining, complemented by a separate utility room and a conveniently located ground-floor shower room.

The first floor continues to impress with a particularly spacious principal bedroom complete with en-suite shower facilities. Two further generous double bedrooms and a fourth bedroom, ideal as a child's room, study or hobby room, are arranged around the landing and served by a family bathroom featuring both a corner bath and separate shower.

Outside, the grounds are undoubtedly a standout feature. Extending to approximately 0.37 acres, the wraparound gardens enjoy an excellent degree of privacy and capture sunshine throughout the day. Expanses of lawn are complemented by mature planting, established borders and patio areas, creating a delightful environment for outdoor entertaining, family enjoyment and keen gardeners alike.

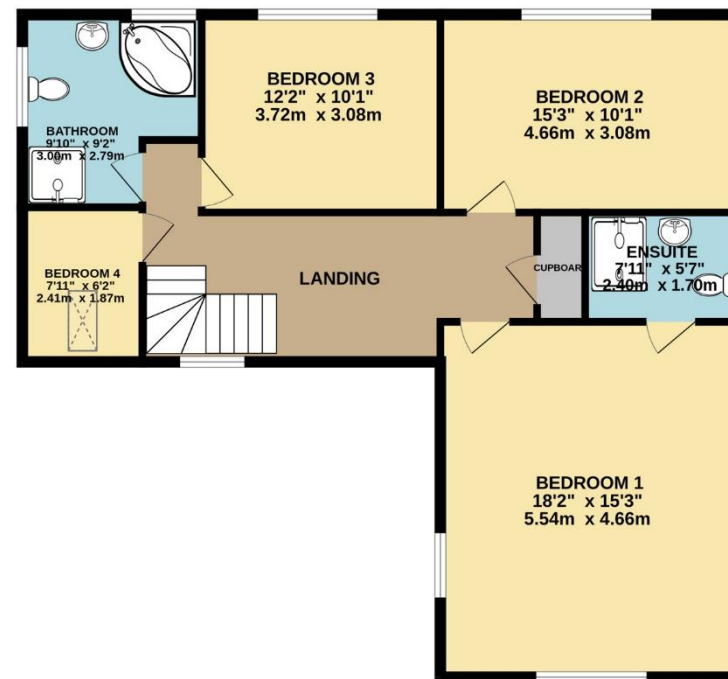
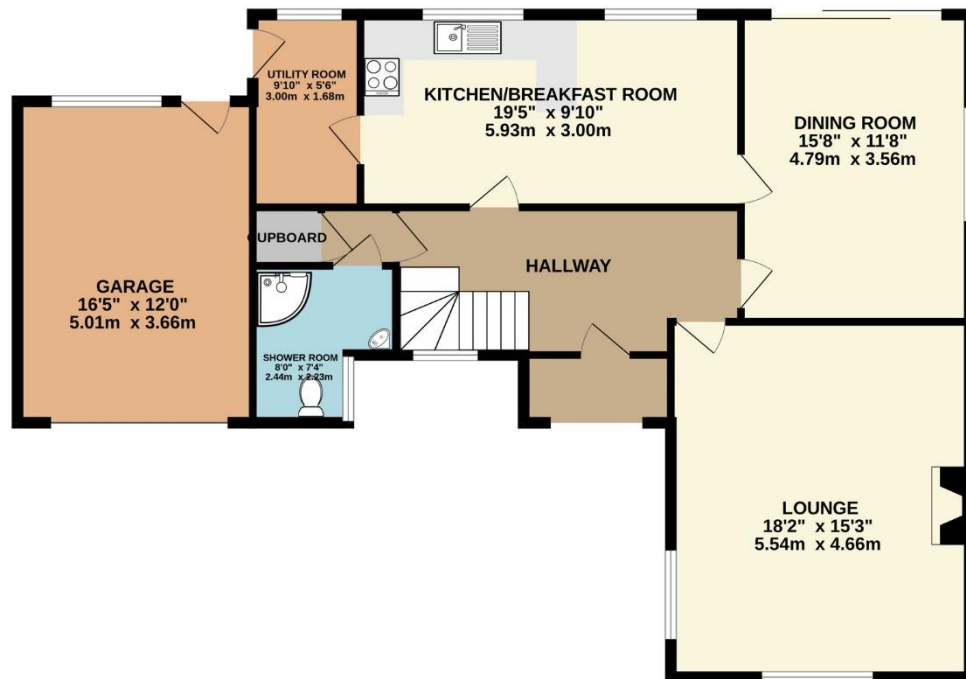
Situated on the picturesque Rame Peninsula, Millbrook offers an enviable lifestyle surrounded by stunning coastline, countryside and sailing waters. The nearby beaches of Kingsand and Cawsand, Mount Edgcumbe Country Park and miles of scenic coastal walks are all within easy reach, while the village itself provides a range of everyday amenities, schools and community facilities. Plymouth, HMS Raleigh and the wider transport network remain conveniently accessible.

Offering flexible accommodation, substantial parking, an oversized garage and substantial gardens; this is a rare opportunity to acquire a spacious detached home in a prime village location.

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







TOTAL FLOOR AREA : 2026 sq.ft. (188.3 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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