



LANG TOWN
& COUNTRY

182 Beaumaris Road, Hartley Vale, Plymouth, Devon, PL3 5SE



Price £630,000



Situated towards the end of a quiet cul-de-sac in the highly sought-after area of Hartley Vale, this impressive executive-style detached residence offers beautifully presented and exceptionally versatile accommodation arranged over three spacious levels. Built circa 1992 and thoughtfully upgraded throughout, this substantial family home combines modern luxury with practical living, making it an ideal purchase for growing families seeking both comfort and convenience.

A welcoming and feature-filled reception hallway immediately sets the tone for the quality and space on offer, with striking 'French Oak' staircases rising to the first floor and descending to the lower ground level. The generous living room provides a wonderful space for relaxation, centred around a feature fireplace, while the separate formal dining room enjoys direct access onto a superb, decked balcony overlooking the rear garden — perfect for entertaining and al fresco dining. The stylish modern kitchen/breakfast room is fitted with granite worktops, integrated appliances and a range of 'French Oak' bespoke base units and matching wall cupboards and a picture window to the rear. There is also a cloakroom/WC and internal access to the integrated garage (which is centrally heated) on this level.

The lower ground floor offers excellent flexibility, featuring a stunning utility room with integrated appliances, direct garden access alongside a spacious fifth double bedroom complete with its own modern en-suite shower room, ideal for guests, teenagers, or multi-generational living.

To the first floor are four further generous double bedrooms, including an impressive principal suite with built-in wardrobes and a contemporary en-suite shower room. A luxurious family bathroom serves the remaining bedrooms and boasts a contemporary bath along twin sinks set in an Oak worksurface, W.C and large walk-in shower cubicle, all finished to the highest standard. The home is flooded with natural light throughout thanks to its intelligent design and feature Velux windows on the landing. Additional benefits include modern uPVC double glazing, including stylish anthracite windows to the front elevation, and gas central heating throughout.

Occupying a beautifully landscaped plot backing onto woodland, the property enjoys exceptional outdoor space. To the front, a large, paved driveway provides ample off-road parking for numerous vehicles alongside a landscaped garden. The enclosed rear garden has been thoughtfully designed for low-maintenance enjoyment, featuring a paved patio, artificial lawn, extensive decked seating area, and a delightful stream running along the rear boundary, creating a peaceful and private setting.

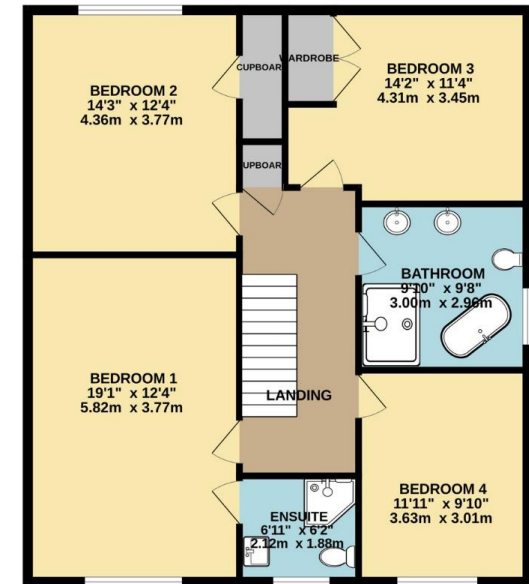
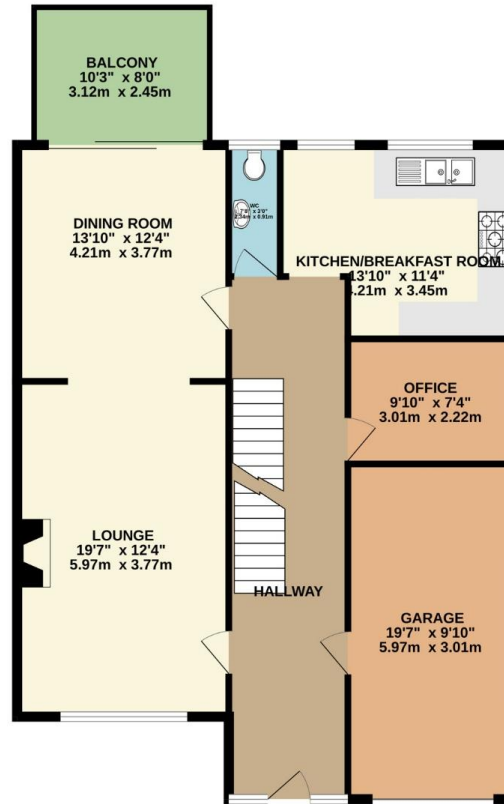
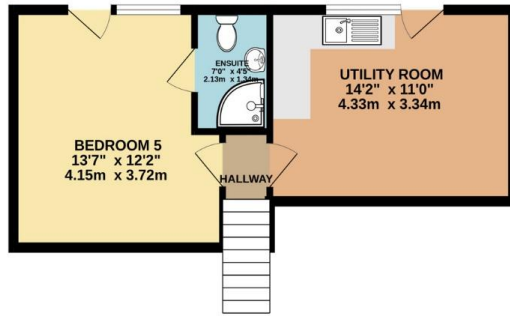
Located within easy reach of Crownhill Village, Mutley Plain, local schools and the A38 Devon Expressway, this superb home offers excellent access to Plymouth city centre, Cornwall and beyond. Early viewing is highly recommended to fully appreciate the space, setting and quality this outstanding family home has to offer.

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

www.langtownandcountry.com







TOTAL FLOOR AREA : 2388 sq.ft. (221.8 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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