



10 Western College Road, Mannamead, Plymouth, PL4 7AG



Offers Over £475,000



Lang Town and Country are delighted to present a truly exceptional four-bedroom residence, quietly nestled along the prestigious Western College Road in the sought-after Mannamead area. Perfectly positioned, the home offers effortless access to the city centre, while being just a short stroll from the open green spaces of Central Park and the vibrant shopping parades of Hyde Park and Mutley Plain.

From the very first step inside, the house begins to tell its story. Light filters gently through beautifully crafted stained-glass doors, casting subtle colours across the rich oak-engineered flooring that flows seamlessly throughout the ground floor. There is an immediate sense of warmth and refinement—an elegant introduction to a home designed with both style and comfort in mind.

The principal reception room is a space of quiet sophistication, where a period fireplace and a striking square bay window create a natural focal point. This room opens effortlessly into the dining area, a setting made for gathering—whether for intimate family meals or lively dinner parties. Here, a feature fireplace wall adds character, while twin access points lead you into the heart of the home: a stunning contemporary kitchen.

Designed for both practicality and impact, the kitchen is as impressive as it is inviting. High-quality cabinetry is paired with sleek finishes, while triple ovens and a modern extractor cater to every culinary ambition. At its centre sits a generous island, complete with pop-up electric sockets and ample seating—perfect for morning coffee, casual dining, or entertaining guests as you cook. Beyond, bifold doors span the rear of the space, opening fully onto a south-facing, secluded garden. In an instant, the boundary between indoors and outdoors dissolves, creating a fluid, light-filled environment ideal for summer gatherings or peaceful moments of retreat. A well-appointed utility room and a cloakroom/WC complete the ground floor.

Upstairs, the sense of thoughtful design continues. The master bedroom offers a calm and luxurious sanctuary, enhanced by beautifully panelled built-in wardrobes. The second bedroom enjoys its own en suite shower room and elevated views that stretch across the city's rooftops towards Plymouth Sound. Two further bedrooms provide flexible living space, all served by a striking family bathroom featuring a contemporary freestanding bath and separate shower cubicle—an indulgent space designed for relaxation.

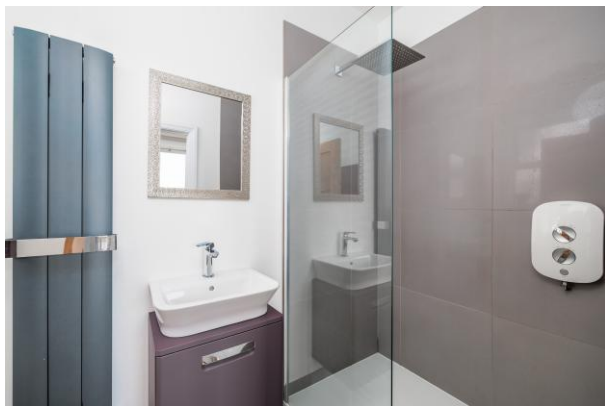
The loft space is a huge area perfect for storage with flooring and 2 Velux windows, which could be converted officially subject to planning permission.

Every detail of this home has been carefully considered, from the quality of its fixtures to the precision of its finishes. The result is a property that feels both effortlessly functional and undeniably elegant—a place where modern living meets timeless design.

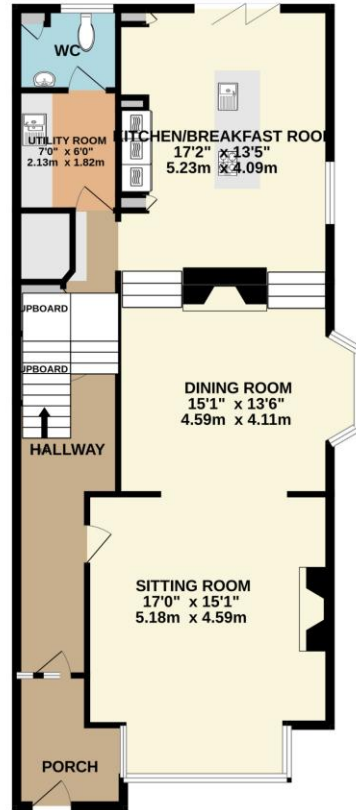
This is more than just a house; it is a home that offers a refined and luxurious lifestyle in one of Plymouth's most desirable locations. A viewing is not just recommended—it is essential to fully appreciate all that it has to offer.



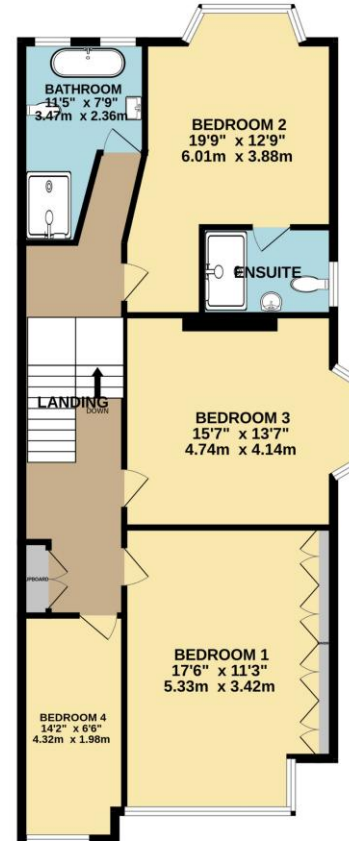
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2025.

Lang Town & Country
6 Mannamead Road
Plymouth
PL4 7AA
Tel: 01752 256000
Email: property@langtownandcountry.com
www.langtownandcountry.com

Lang Town & Country endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are connected, in working order or fit for purpose. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

