



LANG TOWN
& COUNTRY

7 Hill Lane, Hartley, Plymouth, Devon, PL3 5QX



Price £700,000



Built in 2018 by the highly regarded Westcountry developer Leander Homes, this exceptional four double bedroom detached family home offers beautifully presented accommodation finished to a high specification throughout. Occupying a generous plot in a sought-after location, the property combines contemporary styling with practical family living, enhanced by energy-efficient features including solar panels and underfloor heating to the ground floor and first-floor bathrooms.

The light and spacious accommodation begins with a welcoming entrance hall leading to a cloakroom/WC and an impressive dual-aspect living room featuring a large picture window to the front. To the rear of the property is a stunning open-plan kitchen, dining and family space, flooded with natural light from multiple windows and French doors opening onto the landscaped garden. The high-quality fitted kitchen offers an excellent range of contemporary units, integrated double oven, hob with extractor, dishwasher, fridge/freezer and an instant hot water tap, together with a useful shelved understairs pantry providing additional storage.

A door from the kitchen provides internal access to the substantial double garage, complete with remote-controlled electric door and a practical utility area housing the Worcester boiler serving the central heating and domestic hot water systems.



The first floor features an impressive, spacious landing with ample room for a study or reading area, together with an airing cupboard housing the high-capacity hot water cylinder. There are four generously proportioned double bedrooms, including an excellent dual-aspect principal suite with built-in wardrobes and a stylish en-suite shower room. The guest bedroom also benefits from its own en-suite shower room, while the remaining two double bedrooms are served by a beautifully appointed family bathroom.

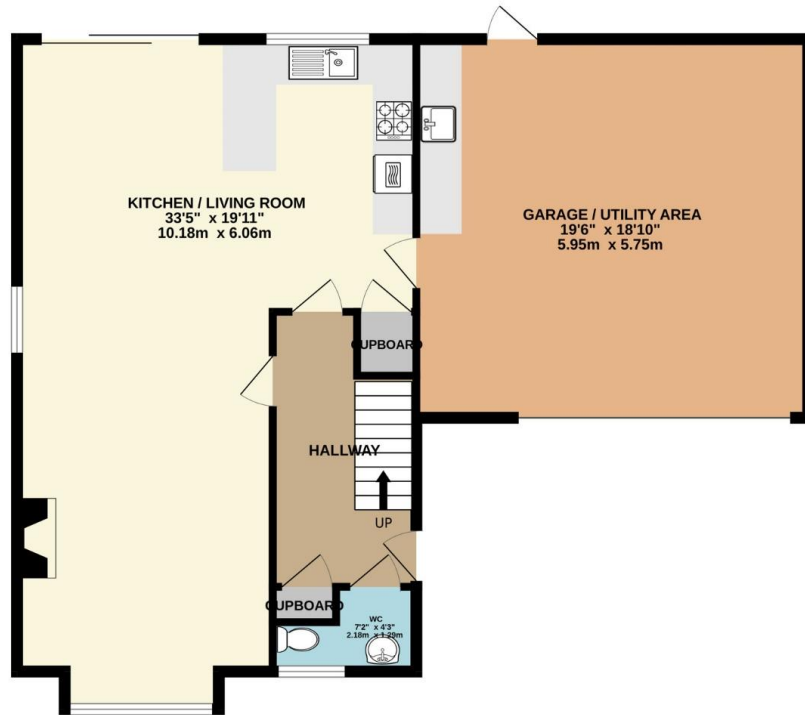
Outside, the property enjoys a larger-than-average plot with a double-width driveway providing ample off-road parking and access to the double garage. Gated side access leads to the beautifully landscaped rear garden, thoughtfully designed with a generous lawn, raised flower borders and a choice of patio seating areas. A secluded lower terrace offers a peaceful retreat, while a further patio sits beside a charming natural spring, creating a wonderfully tranquil outdoor space for relaxing and entertaining.

This outstanding home combines generous living space, quality finishes and excellent energy efficiency in a superb location, making it an ideal choice for growing families. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

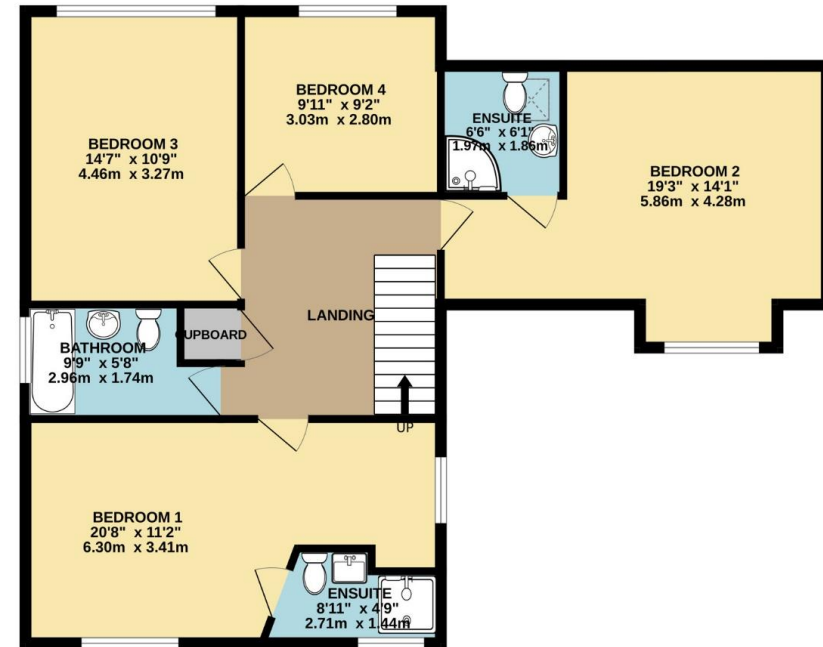
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



GROUND FLOOR
1002 sq.ft. (93.1 sq.m.) approx.



1ST FLOOR
895 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA : 1897 sq.ft. (176.3 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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