



62 Torr Lane, Hartley, Plymouth, PL3 5PD



# Price £550,000



Lang Town and Country are delighted to offer to the market this attractive and substantial 1930's semi-detached family home which offers beautifully proportioned accommodation arranged over three floors, combining classic character features with modern family living.

Upon entering, you are welcomed by a vestibule leading into a spacious hallway with stairs rising to the first floor. The ground floor provides a wonderful flow of living space, including a generous bay-fronted living room and to the rear, a superb kitchen/breakfast room serving as the heart of the home. Offering ample space for cooking and informal dining, free flowing into the dining and family room, ideal for entertaining or family gatherings and with convenient access to the garden. A useful utility room and luxurious ground floor shower room add further practicality, while internal access leads to the garage/storage area.

On the first floor there are three well-proportioned bedrooms, all thoughtfully arranged around a central landing with bedroom two benefitting from built-in wardrobes. A contemporary family bathroom with separate WC serves this level.

The property has also been extended into the loft, creating an impressive additional bedroom complete with its own ensuite shower room—perfect as a principal suite, guest accommodation, or a private space for a growing teenager.

Externally, the property continues to impress. To the rear is a delightful garden laid predominantly to lawn, complemented by various patio seating areas—perfect for enjoying the sun and hosting summer BBQs with family and friends. To the front, the home benefits from off-road parking via a private driveway, adding further convenience.

Further enhancing the home's appeal, the property benefits from privately owned solar panels, providing improved energy efficiency and helping to reduce running costs—an increasingly valuable feature for modern family living.

This fabulous family home is situated in arguably one of Plymouth's most sought-after residential areas, offering excellent access to local amenities, schools, and transport links.

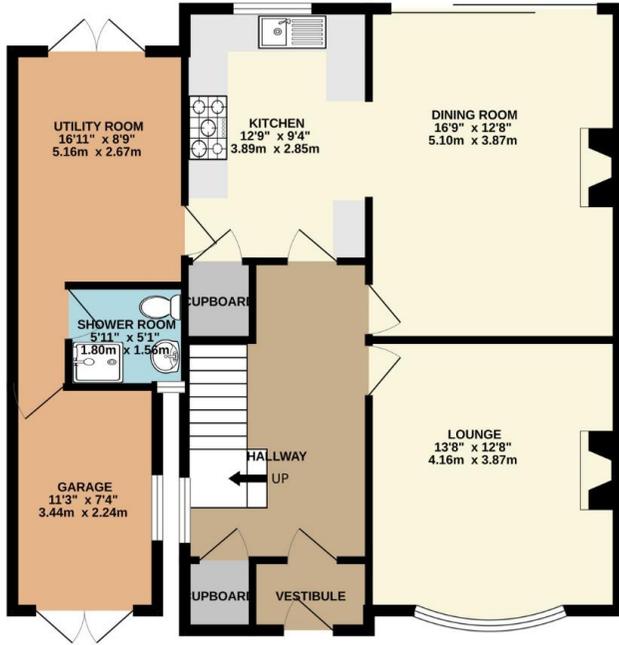
We would highly recommend an early viewing to fully appreciate the space, flexibility, and charm this wonderful home has to offer.



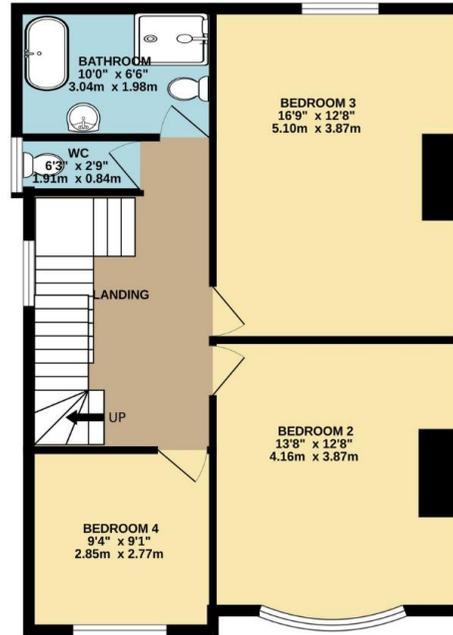
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



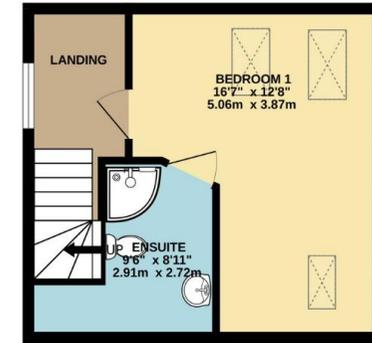
GROUND FLOOR  
901 sq.ft. (83.7 sq.m.) approx.



1ST FLOOR  
672 sq.ft. (62.4 sq.m.) approx.



2ND FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 1869 sq.ft. (173.6 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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Lang Town & Country  
6 Mannamead Road  
Plymouth  
PL4 7AA  
Tel: 01752 256000  
Email: [property@langtownandcountry.com](mailto:property@langtownandcountry.com)  
[www.langtownandcountry.com](http://www.langtownandcountry.com)

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