



131 Looseleigh Lane, Derriford, Plymouth, PL6 5HW

Price £950,000

An exceptionally spacious five-bedroom detached family home, privately positioned within one of Derriford's most sought-after residential locations, offering over four reception areas, three bathrooms, a detached double garage, beautifully established gardens and extensive gated parking.

Tucked away at the end of a private lane and approached through electric gates, this impressive, detached residence enjoys a wonderfully secluded setting whilst remaining within easy reach of Derriford Hospital, major business parks, excellent transport links and an array of local amenities. Combining generous proportions, quality construction, and mature landscaped gardens, this is a home designed for modern family living without compromise.

Derriford continues to be one of Plymouth's most desirable addresses, offering an enviable balance of convenience and green open spaces. A retail park, including M&S Foodhall and Majestic Wine, is close by, while the exclusive Nuffield Health Devonshire Club is within walking distance. Dartmoor National Park and the National Trust's Plym Valley are just a short drive away, with Plymouth's vibrant waterfront, restaurants, cafés, and Theatre Royal easily accessible by car or public transport.

The property occupies a substantial private plot with beautifully established gardens wrapping around the home, creating a peaceful and secluded environment. A generous driveway provides extensive parking and turning space, while the detached double garage comfortably accommodates two vehicles and offers excellent potential for a home gym, workshop, or additional storage.

Constructed using the highly regarded block and beam method, the property benefits from solid floors on both levels, reducing sound transmission and enhancing its quality feel throughout.

A welcoming reception lobby leads through glazed doors into the impressive central hallway, where engineered oak flooring flows seamlessly through the principal reception rooms and into the kitchen. An attractive oak staircase rises to a striking galleried landing beneath a vaulted ceiling, creating a wonderful sense of space and light. Practicality has also been carefully considered, with a generous walk-in cloakroom, separate WC and additional storeroom providing exceptional everyday storage.

The beautifully proportioned lounge enjoys a sunny southerly aspect overlooking the front gardens, with sliding doors opening directly onto a porcelain-tiled terrace. A contemporary gas flame-effect stove creates an attractive focal point, making this a superb room for both relaxing and entertaining.

The formal dining room also opens onto the terrace through sliding doors and benefits from dual-aspect windows, comfortably accommodating a large dining suite for family gatherings and dinner parties. A fourth reception room, currently arranged as a study, offers excellent flexibility and could equally serve as a playroom, games room or hobby space.

The spacious kitchen/breakfast room forms the heart of the home, featuring an extensive range of quality fitted cabinetry, generous worktop space and integrated appliances including a double oven, dishwasher, and gas hob with extractor. French doors open onto a composite decked terrace overlooking the private south-westerly gardens, seamlessly connecting indoor and outdoor living. A separate utility room provides additional storage and laundry facilities, while an adjoining rear lobby offers the perfect entrance for muddy boots, dogs and outdoor gear.

The first floor has been thoughtfully designed to provide five well-balanced bedrooms arranged around a spacious landing. Four are generous doubles, complemented by an excellent single bedroom, ideal as a nursery or additional home office. Two of the principal bedrooms benefit from stylish en-suite shower rooms, while three south-facing bedrooms enjoy sliding doors opening onto Juliette balconies overlooking the gardens and surrounding area. The family bathroom is beautifully appointed with a classic claw-foot bath and separate shower enclosure.

The gardens are undoubtedly one of the home's defining features. Surrounding the property on all sides, they have matured beautifully to create a series of private spaces filled with established shrubs, flowering borders, and expansive lawns. An enchanting former stone structure has been imaginatively transformed into a secret garden, complete with a timber potting shed and an abundance of planting, creating a truly unique feature. Large, enclosed lawns provide safe spaces for children and pets, while a timber summerhouse offers a peaceful retreat during the warmer months. Raised beds to the rear provide excellent opportunities for growing vegetables or creating a productive kitchen garden.

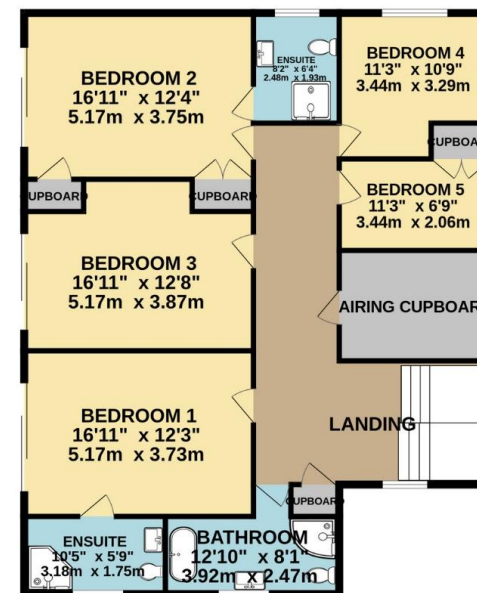
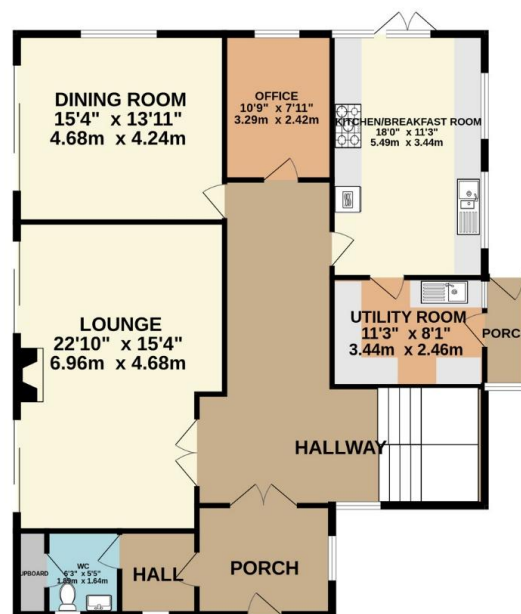
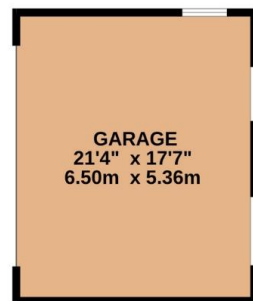
Further enhancing the property's appeal is a privately owned solar panel system with battery storage, helping to improve energy efficiency and reduce running costs.

Offering exceptional space, versatility, and privacy in one of Plymouth's premier residential locations, this outstanding family home presents a rare opportunity to acquire a substantial detached residence with beautifully landscaped gardens, generous accommodation and superb access to both the city and the surrounding countryside.

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

www.langtownandcountry.com





TOTAL FLOOR AREA : 3188 sq.ft. (296.2 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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