



1 Woodlands Lane, Manor Park, Plymouth, Devon, PL6 8AS



Price £895,000



Positioned within the highly regarded Manor Park development and enjoying an elevated, cul-de-sac setting overlooking the beautiful Plym Valley, this substantial detached family home offers generous and versatile accommodation, double garaging and large attractive gardens. Manor Park is widely considered one of Plymouth's most desirable residential addresses, an exclusive enclave of individual detached homes set alongside the National Trust-managed Plym Valley. The location offers a rare combination of peace, privacy and nature, with riverside walks and cycle routes leading directly to Dartmoor National Park, while remaining conveniently close to Derriford Hospital, local business parks, the A38 and Plymouth City Centre.

The property occupies a commanding corner plot at the head of the cul-de-sac. A double-width driveway provides ample parking and leads to a detached double garage fitted with twin electric automated doors, ideal for vehicles, storage or outdoor equipment.

A covered entrance porch opens into an impressive and spacious reception hallway, setting the tone for the rest of the home. From here there is access to a cloakroom/WC, a useful storage cupboard, and double doors opening into the main lounge.

The lounge is a light and welcoming space featuring a fireplace and dual windows overlooking the front and side aspect. With excellent proportions, it offers flexibility for a range of furnishings and flows through a gallery opening, via a short flight of stairs, to the dining room.

A separate guest room/ Bedroom 5, with an en-suite shower room. Positioned on the south-westerly corner of the house, benefits from sunlight throughout the day with windows to the front and side.

From a split-level landing, stairs rise to the bedroom accommodation while doors open to both the extended kitchen-breakfast room and dining area. The dining area enjoys French doors opening onto the rear garden and triple aspect windows, views across the lawn and landscaped borders.

The kitchen-breakfast room is well appointed with high-quality units, polished granite worktops and a recessed sink. Integrated appliances include a dishwasher and a range. Tiled flooring continues through into the separate utility room, which offers matching units, a further sink, space for white goods and access to the side garden. There is ample room in the kitchen for a breakfast table, with windows overlooking the garden.

The property offers a further four generous double bedrooms, arranged over split levels, all benefiting from built-in wardrobes. The master suite features a spacious walk-in dressing room leading through to a well-appointed 'Jack and Jill' en-suite bathroom with quality fittings, adjoining the second bedroom. The remaining bedrooms are served by a family bathroom fitted with a pear-shaped bath with shower over, WC and wash hand basin. There is two storage rooms on this level with the potential for further development.

Externally, the home is set within generous, private gardens, partly enclosed by a stone wall and sweeping around the south-easterly side of the property. The majority is laid to lawn, with mature shrubs and flowering plants that provide year-round colour. A large sun terrace offers an ideal space for outdoor dining, entertaining and summer living.

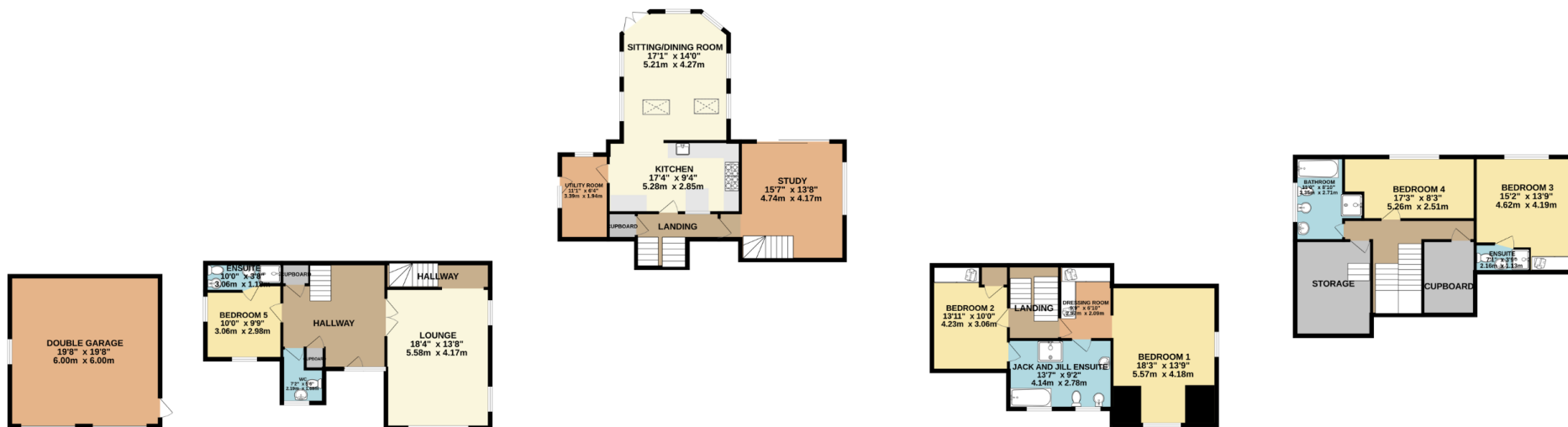
A superb executive home in one of Plymouth's most sought-after locations, combining space, privacy and proximity to both countryside and city amenities. Viewing is highly recommended and strictly by appointment.



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

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TOTAL FLOOR AREA : 3154 sq.ft. (293.0 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
www.langtownandcountry.com

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