



## 62 Glentor Road

Hartley, Plymouth, PL3 5TP

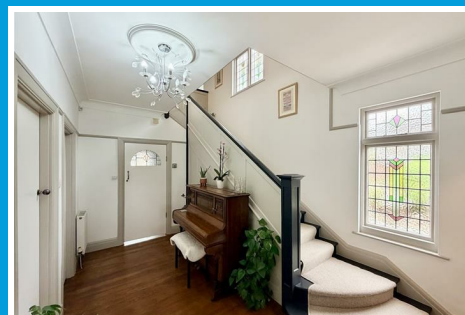
£650,000



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## GLENTOR ROAD, HARTLEY, PLYMOUTH, PL3 5TP

### LOCATION

Found in the prime popular residential area of Hartley with a good variety of local services & amenities close-by in both Mannamead & Hartley. The position is convenient for access into the city and close-by connection to major routes in other directions.

### ACCOMMODATION

#### SUMMARY

An impressive & most spacious semi-detached family home, originally built in 1925 & distinguished by its attractive green pantile roof. Occupying a generous triangular corner plot, this substantial 2 storey property offers a flexible & adaptable layout ideally suited to modern family living. Owned for the past 18 years, the house has been extensively upgraded, improved & refurbished throughout, combining character & charm with contemporary comforts.

The accommodation begins with an entrance lobby leading to a spacious reception hall. There are 3 generously proportioned reception rooms, including a welcoming sitting room featuring a wood-burning stove. Double doors open into a large dining room, which in turn connects via further double doors to a versatile garden room, ideal as a playroom, home office or additional living space. This bright room benefits from two Velux roof windows & French doors opening onto the rear garden. The impressive 19ft kitchen/breakfast room is beautifully fitted with modern units, granite worktops & matching upstands, providing an excellent space for family meals & entertaining. In addition, there is a large utility room & a ground-floor WC. The property also benefits from upgraded timber flooring.

To the first floor, a wide, light & airy landing gives access to 4 large double bedrooms. The well-appointed modern family bathroom is fitted with a bath, separate walk-in shower, wall-hung WC & wide wash basin. A separate shower room with shower enclosure & wash basin provides additional convenience for family living & an additional wc.

Externally, the property occupies a triangular corner plot with gardens to the front & a delightful enclosed rear garden enjoying sunshine throughout the day. There is ample off-road parking via a private driveway leading to a large 18ft garage.

This is a rare opportunity to acquire a substantial, characterful & well maintained family home in a highly desirable residential location.

### GROUND FLOOR

Original hardwood flooring sensitively restored by Devon Wood flooring.

#### ENTRANCE LOBBY

6'1 x 5'5 (1.85m x 1.65m)

An impressive period entrance lobby accessed via a handsome double arched front door, retaining original character & charm. An inner stained-glass door & surround create a striking first impression, allowing natural light to filter through into the reception hall.

#### RECEPTION HALL

15'3 x 9'11 (4.65m x 3.02m)

Impressively large space. Staircase rises & turns to the first floor. Walk-in cloakroom with panelling & stained-glass port hole window to the side.

#### SITTING ROOM

17'11 x 14'5 maximum (5.46m x 4.39m maximum )

Focal feature fireplace with wood burning stove. Double sliding doors to:

#### DINING ROOM

14'11 x 14'4 (4.55m x 4.37m)

Twin french doors with windows to either side into:

#### GARDEN ROOM

13'8 x 12'4 (4.17m x 3.76m )

2 velux double-glazed windows. Wide window & french doors overlook & open up to the rear garden.

#### KITCHEN/BREAKFAST ROOM

19'5 x 9'10 (5.92m x 3.00m)

Beautifully appointed bespoke fitted kitchen/breakfast room featuring granite work surfaces & upstands. Quality fitted units with deep storage drawers, an integrated wine rack & LeMans corner storage cabinet, together with a walk-in pantry providing superb additional storage. Complimented by soft-close cabinetry & a contemporary under-mounted 1.5 bowl ceramic sink.

#### UTILITY ROOM

12'8 x 9'8 (3.86m x 2.95m)

Space for washing machine. Door to rear garden & further door into:

#### WC

5'3 x 5' (1.60m x 1.52m)

## FIRST FLOOR

### LANDING

17'6" x 10'1" (5.33m x 3.07m)

Stained-glass window to the side. Storage cupboard.

### BEDROOM ONE

18'3" x 14'4" (5.56m x 4.37m)

Window to the front.

### BEDROOM TWO

15' x 14'4" (4.57m x 4.37m)

Window to the rear. Storage cupboard with shelves above.

### BEDROOM THREE

11' x 10' (3.35m x 3.05m)

Double aspect. Feature triangular bay window nook to the front.

### BEDROOM FOUR

19'4" x 14' (5.89m x 4.27m)

Double aspect. Picture window to the rear. French doors open to the front balcony.

### BALCONY

14'5" x 4'5" (4.39m x 1.35m )

### BATHROOM

9'11" x 7'8" (3.02m x 2.34m)

Recently refitted to a high standard. Features Roper Rhodes slate-finish furniture & solid slate stone walk-in shower with Hansgrohe & rain head. Oversized stone Italian tiles are complemented by feature

mosaic to shower area. Wall-hung toilet & freestanding bath with an arched floor-mounted waterfall tap add to the sense of luxury. Shuttered windows provide privacy & natural light.

### WC

6'1" x 3'3" (1.85m x 0.99m )

### SHOWER ROOM

6' x 4'4" (1.83m x 1.32m )

Shower & basin.

### EXTERNALLY

Twin decorative iron gates opening into a level drive, providing off-street parking & gives access into the large garage. The property occupies a corner plot with a lawned front garden & an impressive wide frontage. To the rear, a delightful, level & fully enclosed garden. Part-lawned & part-paved with brick & patio seating areas & pathways, enjoying sunshine throughout the day. A stone-built shed provides useful & external storage.

### COUNCIL TAX

Plymouth City Council

Council Tax Band: E

### SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.



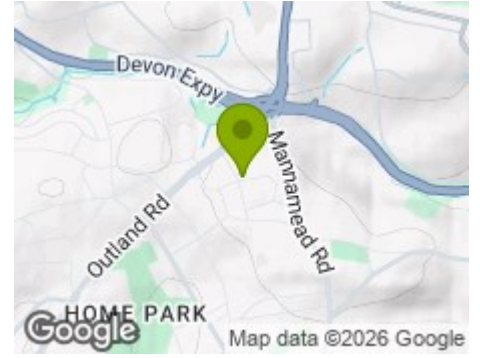
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

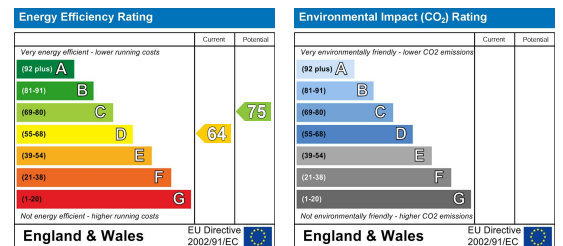


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## Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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