



Glenfield House & Lodge



City Centre 1.5 miles. Tavistock 15 miles.
Exeter 45miles – All mileage is approx.

A fine example of a substantial and beautifully presented period residence, situated in an exclusive location within walking distance of the City Centre.

- Impressive Semi-Detached Victorian Villa with Guest Lodge
- Beautifully Presented Versatile Accommodation
- Stylish Kitchen/Breakfast Room
- Two Large Reception Rooms & Games Room
- Three En-Suite Bathrooms & Family Bathroom
- South Facing Walled Grounds
- Gated Driveway with Ample Parking
- Utility Room & Gym
- Freehold
- Council Tax Bands - House G/Lodge B

SITUATION

The highly sought after Mannamead area of the City is well known for its leafy avenues and period residences. Well regarded state and private schools nearby include, Compton C of E Primary School, Hyde Park Primary School, Plymouth College and Kings Primary School. Emmanuel church is a distinctive local landmark and a small selection of local shops is close by. The area borders Hartley, Higher Compton and Peverell which are all desirable locations. Plymouth City Centre is approximately 1.5 miles away, local amenities can be found at the heart of the suburb at Henders Corner, and Mutley Plain offers numerous amenities. The A38 is located on Mannamead's north-eastern border and provides easy access to Cornwall and Exeter. Plymouth, known as The Ocean City, has one of the most lovely natural harbours in the world. To the north is Dartmoor National Park, extending to over 300 square miles that provide excellent and varied activities for lovers of the great outdoors. Plymouth itself has a population of over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.

DESCRIPTION

A fine example of an elegant semi-detached Victorian Villa with an abundance of light, space and versatile accommodation set over four floors. This beautiful home also boasts a delightful two bedroom lodge offering an assortment of uses, which will appeal to a variety of buyers. Glenfield House & Lodge lends itself to multigenerational living and is a perfect home for families of all ages.

ACCOMMODATION

Glenfield House offers versatile accommodation throughout and comprises of a generous entrance hall giving access to the downstairs cloakroom/utility room, attractive kitchen/breakfast room with a quality fitted kitchen and pleasant outlook, there are three reception rooms, one currently utilised as a games room, the main reception room features a large bay window over looking the garden and a working fireplace with marble surround. The staircase in the main entrance hall leads to the first floor landing – providing access to a four piece family bathroom, three large double bedrooms – with En-suite facilities. A further staircase leads to another two double bedrooms. The entrance hall also has a staircase to the lower ground floor annex, comprising modern kitchen, shower room and bedroom – also accessed from an external courtyard.

Glenfield Lodge is a delightful two bedroom lodge comprising kitchen/dining room, sitting room, two double bedrooms, bathroom and versatile mezzanine area. This charming Lodge is self-contained and is perfect for those seeking additional accommodation for family members or a potential Letting Business opportunity.

OUTSIDE

The gated driveway has electric gates providing both security and convenience, allowing access to the private driveway with ample parking for multiple vehicles. The generous south facing garden has a large level lawn, which has been recently re-laid and has borders of attractive, mature plants, shrubs and trees of various types. The garden has a sun terrace, which is the perfect space for alfresco dining and entertaining.

SERVICES

Mains Gas, Electric, Water & Drainage.

Guide Price
£1,250,000



Main House = 5136 sq ft / 477.1 sq m (excludes void)
 Lodge = 958 sq ft / 89 sq m (excludes void)
 Total = 6094 sq ft / 566.1 sq m

For identification only - Not to scale



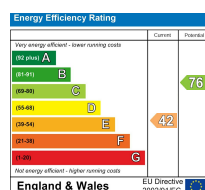
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 886415.

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