



STAGS

Elm House

Elm House

Mannamead Avenue, Plymouth, PL3 4SP

City Centre 1 mile A38 1 mile Exeter 45 miles

- Beautiful and Elegant Family Home
- Stunning Period Features & Fine Architecture
- Pretty Walled Gardens
- 5 Bedrooms (master with en suite & walk-in wardrobes)
- Orangery and Games/Cinema Room
- Garage and Parking

Offers in excess of £850,000

SITUATION

This elegant Victorian home is situated in a quiet and exclusive residential road in one of the most favoured areas of the maritime city of Plymouth, famed for its mild climate and crystal clear waters. It is a fine example of a superior townhouse, located in the highly desirable area of Plymouth known as Mannamead in the green county of Devon, it was an affluent Victorian and early Edwardian suburb with wide avenues and grand villas.

The city of Plymouth, little more than a walk away, is renowned for its marine facilities and history which includes the historic Barbican, the large university, Theatre Royal and National Marine Aquarium. Plymouth Sound has some of the finest sailing waters in the country. Plymouth, as you would expect from a regional centre, has good transport links connecting with the rest of the UK and also to Europe via the cross channel ferryport to Roscoff in Brittany and Santander in Northern Spain.

DESCRIPTION

Elm house dates back to 1851 and was believed to have originally been built as a rectory for the Diocese of Exeter. It has since been a school and today makes a fabulous, large characterful family home. Throughout there are high ceilings, well proportioned rooms and plenty of other character features commensurate with the era it was built.

This wonderful family home is laid out over three levels with an abundance of space and is beautifully presented throughout. The flexible accommodation is well balanced and laid out over approximately 3900 sq ft of comfortable living and represents an excellent lifestyle investment. The gardens are pretty and well maintained and are a pleasant combination of mature trees, shrubs and lawns, there are numerous places to sit and enjoy them.



Well proportioned large 3 storey detached Victorian home with garage, parking and gardens in popular Mannamead location.





ACCOMMODATION

A large and elegant front door welcomes you to the threshold where you enter into entrance lobby, a second door gives you glimpses through the house to the rear garden and leads you into the reception hall which sets the tone for much of the house. This room is well proportioned, light from the large French doors fills the room and demonstrates the ornate period features.

The other reception room to the front of Elm House is the elegant formal dining room which has a wonderful ambience and the feature fireplace only adds to this, it is easy to imagine many long evenings spent in here with fine food and entertainment. This entertainment could be continued in the grand sitting room, once again showcasing fabulous period features, a feature open fireplace and two sets of French doors opening on to the side colonnade. An impressive Aga makes an attractive centrepiece within the kitchen and is complemented by Neff appliances. The kitchen itself is complemented by a larder and a useful utility room. To the rear of the property is a very useful study/library, again with feature fireplace and attractive views over the garden. A large wooden orangery completes the ground floor. This is a large room that enables you to enjoy the views of the garden all year round and makes another fabulous room for entertaining. The rooms on the lower ground floor have been recently converted into a fantastic family friendly space including a generous games room and gym, a TV/cinema room and an attractive wine cellar.

The top floor of Elm House is reached via a generous and aesthetically pleasing staircase that leads via a light and spacious landing into the large master bedroom. This room benefits from the dual aspect sash windows, window seats, a walk-in wardrobe and a beautiful en suite. There are four other good sized bedrooms and a well proportioned family bathroom and also a further WC that complete the upstairs.

GARDENS & GROUNDS

Elm House, enjoys a surprising degree of privacy, walls surround the property and large gates lead into the driveway, which sweeps to the deeply impressive facade.

Stone walls border the property and large wooden gates open into a paved drive which sweep through the pretty gardens to the front door. To the rear of the property the gardens are mainly laid to lawn but there are numerous fruit and mature trees, pretty borders and shrubs, there is also a garden shed and a single garage. To the south of the property there is a glazed colonnade which runs the length of the property and provides a perfect place for year round alfresco cooking and entertaining.

TENURE

Freehold.

COUNCIL TAX BAND

Band G.

SERVICES

Mains water and drainage. Electric. Gas fired central heating.

VIEWING/NEGOTIATIONS

Strictly by appointment through Stags' Plymouth Office: 01752 223933 or Email: plymouth@stags.co.uk.

DIRECTIONS

From the City Centre take the main road northwards via North Hill and Mutley Plain. At the end of Mutley Plain follow the road to the right, rising up Townsend Hill, through the traffic lights and Mannamead Avenue will be found on the right hand side.





These particulars are a guide only and should not be relied upon for any purpose.



Stags

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Tel: 01752 223933

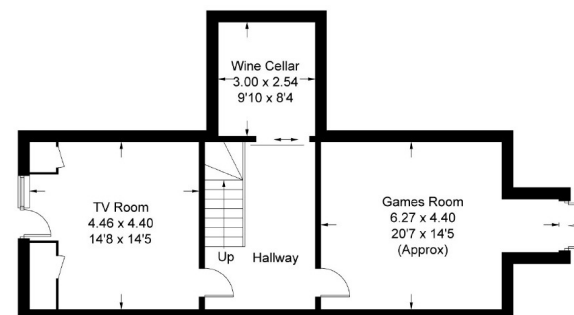
plymouth@stags.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
32-42	F		
21-31	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
		71	42

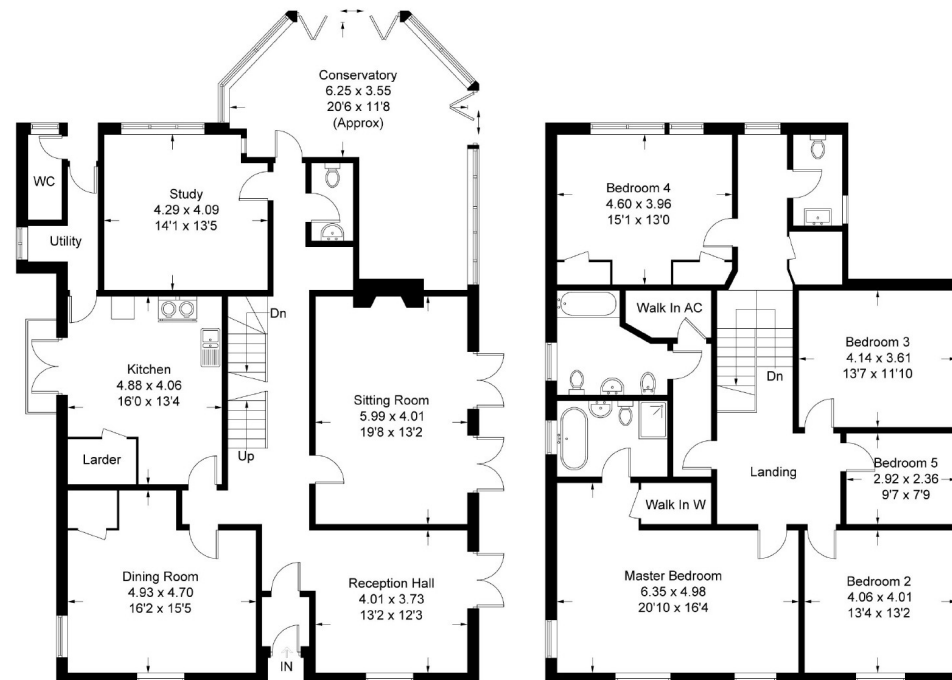
Approximate Gross Internal Area = 366.1 sq m / 3941 sq ft

WC = 2.0 sq m / 21 sq ft

Total = 368.1 sq m / 3962 sq ft



Lower Ground Floor



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID271191)