



**DC**  
LANE

SELL • LET • MANAGE

Thornhill Road, Plymouth, PL3 5NF  
£525,000 Freehold

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# Thornhill Road

## Plymouth, PL3 5NF

- Substantial Period Property
- Prime Mannamead Location
- Arranged Over Three Storeys
- Superb Bespoke Kitchen
- Enclosed Rear Garden
- Five Double Bedrooms
- Two Reception Rooms
- Wealth Character Features
- Generous Accommodation
- Council Tax Band E

DC Lane are thrilled to showcase this splendid five double bedroom Victorian residence with attractive red brick facade occupying a prime position within sought after Mannamead and within easy reach of the A38, City Centre, local amenities and well placed for excellent schooling.

This superb property arranged over three storeys offers spacious understated elegance and a wealth of character and original features including stripped doors and period fireplaces in all principle rooms. The vestibule with Victorian tiling opens into a welcoming hallway with panelled walls and chequered flooring leading into the inviting lounge and dining room both with period tiled fireplaces, original service bells, detailed cornicing and elegant stripped floorboards. The spectacular kitchen has a bespoke designed kitchen featuring a 3 metre island which houses the washing machine, dishwasher, induction hob with draw down extractor, pull up plug socket and on trend gold boiling hot water tap. With built in oven and microwave and plentiful cabinets offering storage solutions there is even a built in dog bed! With French doors leading directly into the garden creating indoor-outdoor flow apparently this kitchen has been the perfect space for hosting cocktail parties and culinary masterpieces. To the first floor the generous master bedroom spans the width of the property with two further double bedrooms serviced by a modern bathroom with shower over the bath and separate w/c. To the second floor the front bedroom with fitted built in wardrobes would make an ideal dressing room however was previously used as a cinema room whilst the rear bedroom boasts elevated roofscape views to Cornwall. The pretty rear garden is south facing, laid with porcelain tiles, has a small lawned area and rear service lane gate.

Whether it's cosy nights by the fire or soirees in the kitchen this spectacular family home with bright stylish spaces simply must be viewed to appreciate the size and character on offer

£525,000



### Ground Floor

|                        |                              |
|------------------------|------------------------------|
| Lounge                 | 14'4" x 12'11" (4.37 x 3.95) |
| Dining Room            | 12'4" x 14'2" (3.78 x 4.34)  |
| Kitchen/Breakfast Room | 11'1" x 24'8" (3.40 x 7.54)  |

### Cloakroom/W/C

### First Floor

|               |                              |
|---------------|------------------------------|
| Bedroom One   | 18'9" x 13'2" (5.74 x 4.02)  |
| Bedroom Two   | 12'4" x 13'10" (3.76 x 4.24) |
| Bedroom Three | 11'1" x 12'4" (3.40 x 3.76)  |
| Bathroom      | 7'4" x 6'9" (2.24 x 2.06)    |

### W/C

### Second Floor





Bedroom Four

18'9" x 13'3" (5.74 x 4.05)

Bedroom Five

12'6" x 11'10" (3.82 x 3.62)

## Directions

From the DC Lane office head along Mannamead Road for 0.5 mi. Turn left onto Thornhill Rd and the property can be found on the left.

## Scan for Material Information



**Council Tax Band: E**





## Floor Plans

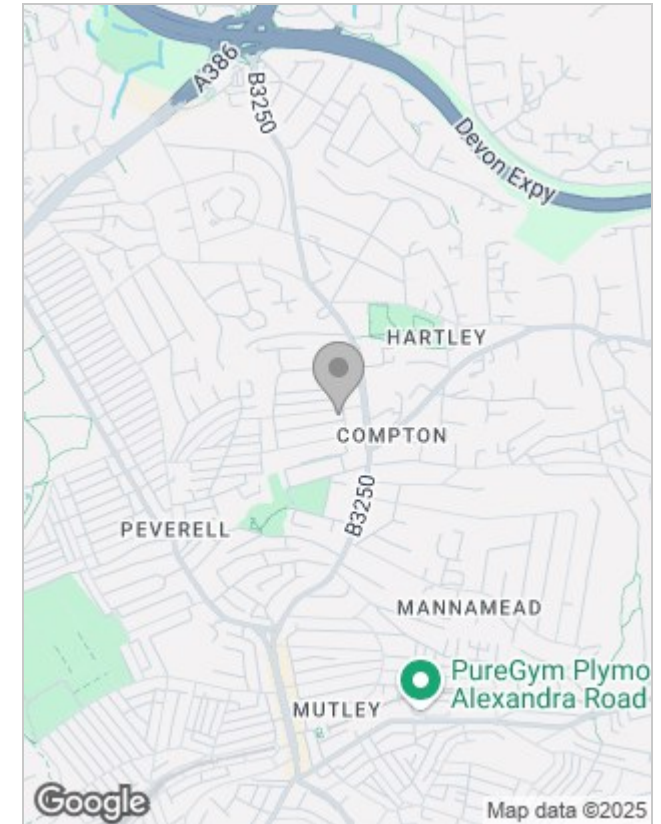


## Viewing

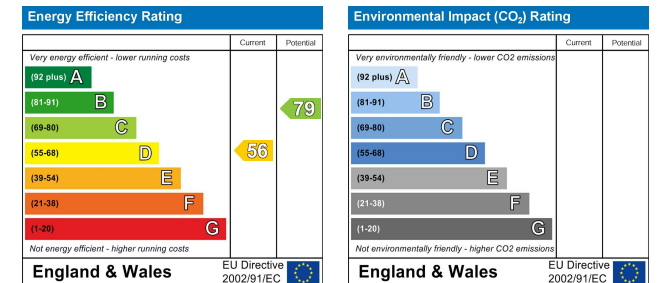
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph



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