



The Cottage, Hillsborough, Mannamead, PL4 7AR

Asking Price Of £625,000





HINDHEAD PROPERTY IS DELIGHTED

to present this fabulous four-bedroom detached family house in the heart of the ever-popular Mannamead. Situated on a substantial plot with panoramic views of the city, a wrap-around garden, detached garage, and sun house, this property is a must-see for anyone seeking a forever family home. It is conveniently close to local amenities, provides ample off-road parking, and is near the A38, offering easy access to well-serviced transport links.

Just a short distance from prestigious local schools, the property is only 0.77 miles from Plymouth College, 0.26 miles from Hyde Park School, and 0.73 miles from King's School. With such proximity to excellent educational institutions, this home is ideal for families looking to settle in a desirable area.

For those with a love of the outdoors and a penchant for gardening, the 360-degree wrap-around garden is a true highlight. Beautifully maintained, it offers an abundance of native plants and flora, including mature fruiting apple trees. A charming seating area and access to a small basement storage space further enhance this tranquil outdoor setting.

Inside, the home features four generously sized bedrooms (currently arranged as three bedrooms and a home office), providing plenty of flexibility to suit your family's needs. This property is expected to be in high demand, so we kindly request that all viewings be arranged by appointment only.

If you believe this could be your new family home, don't delay-call Hindhead today on 0175 875075.

MANNAMEAD

in the PL4 area of Plymouth, is a highly desirable residential area known for its charming period properties, leafy streets, and tranquil setting. With excellent access to local amenities, reputable schools, and transport links, it offers both elegance and convenience for families and professionals



PLYMOUTH

Plymouth, nestled on the stunning Devon coastline, is a vibrant waterfront city rich in maritime history and natural beauty. With its striking seafront, including the historic Hoe and picturesque Barbican, it offers sweeping views across Plymouth Sound. The city provides a perfect blend of urban living and coastal charm, with excellent shopping, dining, and cultural attractions.

Just a short drive from Plymouth, you'll find the wild, rugged beauty of Dartmoor National Park, offering miles of moorland to explore, with ancient tors, hidden valleys, and scenic trails perfect for walking, cycling, and horse riding. Devon itself is renowned for its idyllic countryside, charming villages, and unspoilt coastlines, providing endless opportunities for outdoor adventure and relaxation.

Plymouth and Devon together offer an exceptional lifestyle, balancing city amenities with easy access to the great outdoors, from the moors to the sea.

VIEWINGS

We anticipate high demand for this property and advise early viewings to avoid disappointment. All applicants will be subject to a rigorous registration/ financial verification process. Viewings will be booked by appointment only, and are subject to availability. For more information, please call 01752 875075.

STAMP DUTY

Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

FLOOR PLANS

This floor plan is provided solely for guidance purposes and should not be construed as a representation of fact. It is intended for informational use only and is not drawn to scale. Any reliance placed on this plan is at

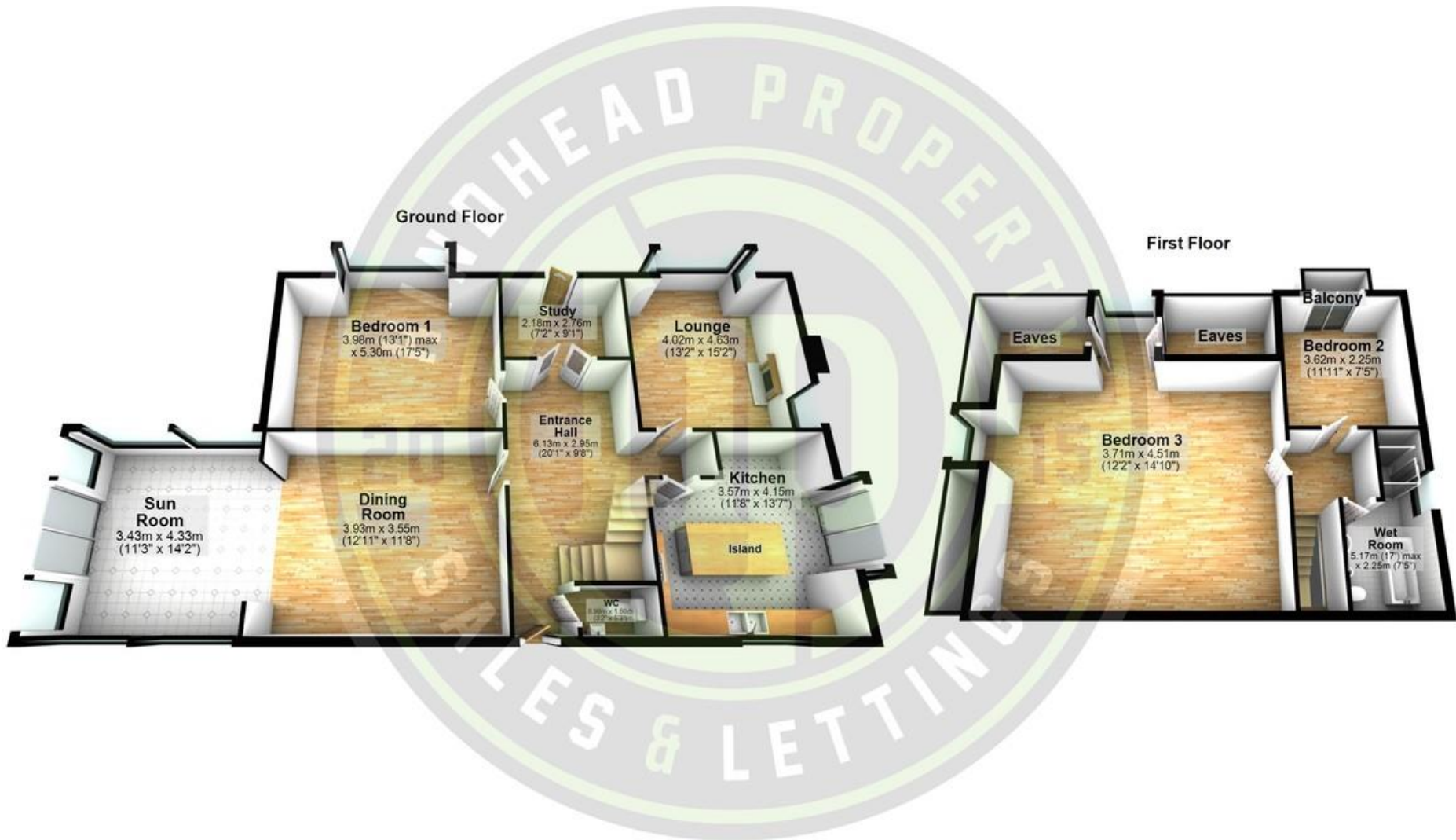


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ACCOMADOTION

Reference made to any fixtures, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.