



2 Priory Road, Compton, Plymouth, Devon, PL3 5EN

Guide Price £450,000



Welcome to Compton Hill House, a stunning detached residence that exudes historical charm and modern comfort. Built in c.1840, this elegant home retains an abundance of original features, including beautifully preserved original shutters, wooden flooring, sash windows and intricate ceiling mouldings.

In 2018 the property was thoughtfully extended to the rear, seamlessly blending the old with the new. The spacious accommodation includes a welcoming entrance hall with timeless character, living room featuring a striking feature fireplace, perfect for the cozy evenings, a versatile Family room / Bedroom 4 with an open fireplace offering warmth and flexibility for any family's needs.

The extended kitchen/breakfast room bathed in natural light; this area is the heart of the home. It boasts a solid wood worktop, oak flooring, a Rangemaster cooker, ceramic sink and ample space for white goods. The charming breakfast room includes a delightful window seat and plenty of space for a large dining table. Also on the ground floor is a utility room providing practicality and convenience whilst there is a modern and accessible shower room, ideal for guests.

Stairs from the entrance hall take you up to the first floor where you will find three well-appointed double bedrooms each offering generous space and comfort. The family bathroom is stylish and contemporary, perfect for family needs.

Externally, enclosed by a stone wall and lush bushes is the stunning south facing garden which is laid to lawn and patio with well stocked raised flower beds and provides a serene and private outdoor retreat.

The current owners have installed a large water recycling tank which is connected to the waste system and ensures water efficiency reflecting the home's eco-friendly features.

The property has the potential of creating private off-street parking, subject to planning permission.

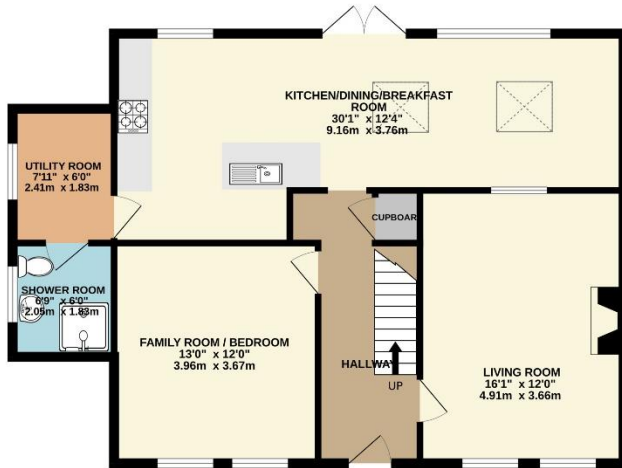
Compton hill house is a rare gem that combines historical elegance with modern amenities it's the perfect place to create lasting memories.

To view this property call Lang Town & Country Estate Agents on 01752 256000.

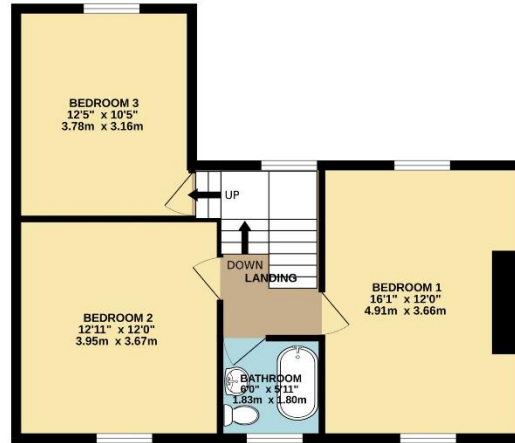




GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1413 sq.ft. (131.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lang Town & Country
6 Mannamead Road
Mutley
Plymouth
PL4 7AA
Tel: 01752 256000
Email: property@langtownandcountry.com

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