



# Falcon

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## 15 Thornhill Road

Mannamead, Plymouth, PL3 5NF

Guide Price £325,000 - £335,000







## In Brief

### Substantial 5-Bed Period Home, in Heart of Mannamead in need of some refurbishment / upgrading

**Reception Rooms** Large living room with separate dining room.

**Bedrooms** 5 Double bedrooms

**Heating** Gas central heating

**Area** 1970 sq ft

**Tenure** Freehold

**Parking** On street parking

**Council Tax** E

## Description

Situated in the highly sought-after Mannamead Area, this impressive five double bedroom red-brick terraced home offers a rare opportunity to acquire a grand period property brimming with potential. Set over three spacious floors and retaining many original features, this house is ideal for those looking to restore a characterful home to its former glory. Owned by the same family for the past 27 years, the property now requires building repairs, refurbishment, and general updating throughout — presenting a perfect blank canvas for buyers looking to create their dream home in one of Plymouth's most desirable locations. Upon entering, you are welcomed into a grand entrance hall with original detailing, leading to a generously sized living room that opens into a separate formal dining room — ideal for entertaining. The kitchen/breakfast room offers ample fitted units and space for family dining, with the added convenience of a utility room and ground floor W/C. On the first floor, the spacious landing gives access to a double bedroom overlooking the rear garden and a family bathroom. Also on this level are two further large double bedrooms, including a stunning principal bedroom that spans the full width of the property. The top floor hosts two additional double bedrooms, offering flexibility for growing families, guest accommodation, or home office space. From the rear, enjoy open views over the rooftops towards Plymouth Sound, with a sunny south-facing aspect. Externally, the rear garden is of a good size, currently overgrown but offering huge potential for landscaping and outdoor living. The property retains its original sash windows and benefits from gas central heating. Location highlights: Within catchment and close proximity to highly regarded schools including Compton Vale Primary, King's School & Nursery, Plymouth College, and both Devonport High School for Boys and Girls. Just a short drive or bus ride to Plymouth City Centre. Approximately 2.9 miles from Derriford Hospital. This is a rare opportunity to restore a substantial family home in a prime location. With the right vision and investment, this home has the potential to be truly spectacular once again.

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# Floor Plans

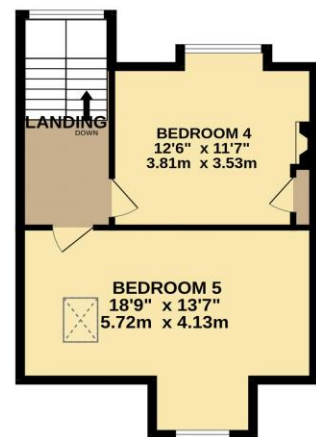
GROUND FLOOR  
809 sq.ft. (75.2 sq.m.) approx.



1ST FLOOR  
742 sq.ft. (68.9 sq.m.) approx.



2ND FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1970 sq.ft. (183.0 sq.m.) approx.  
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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