



Falcon

01752 600444

21 Higher Compton Road

Hartley, Plymouth, PL3 5HZ

Guide Price £500,000 - £550,000





In Brief

Fabulous Extended 3-Bedroom Period Home Opposite Hartley Park, driveway & Garage

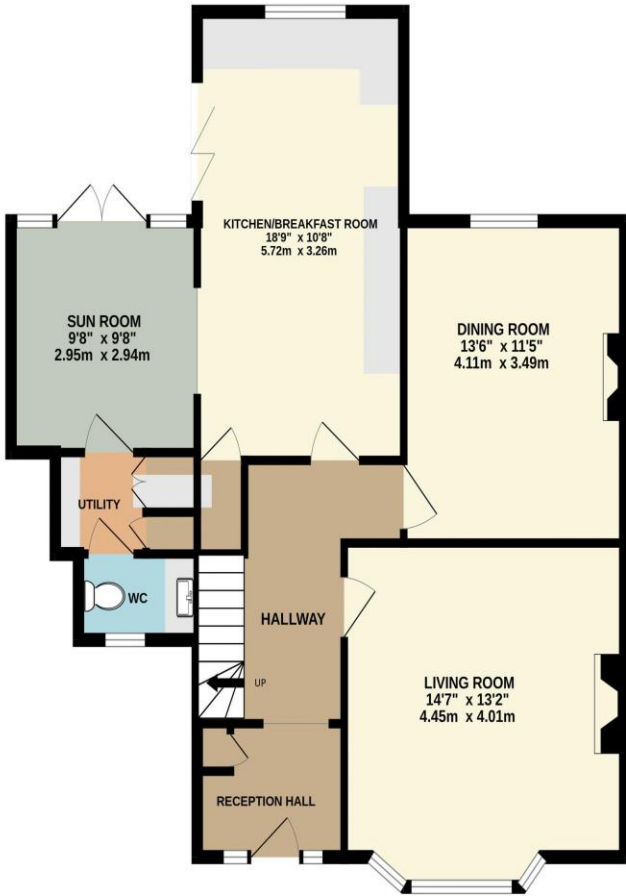
Reception Rooms	Large living room with separate dining room	Parking	Driveway parking plus Garage
Bedrooms	Three double bedrooms	Council Tax	E
Heating	Gas central heating		
Area	1487 Sq Ft		
Tenure	Freehold		

Description

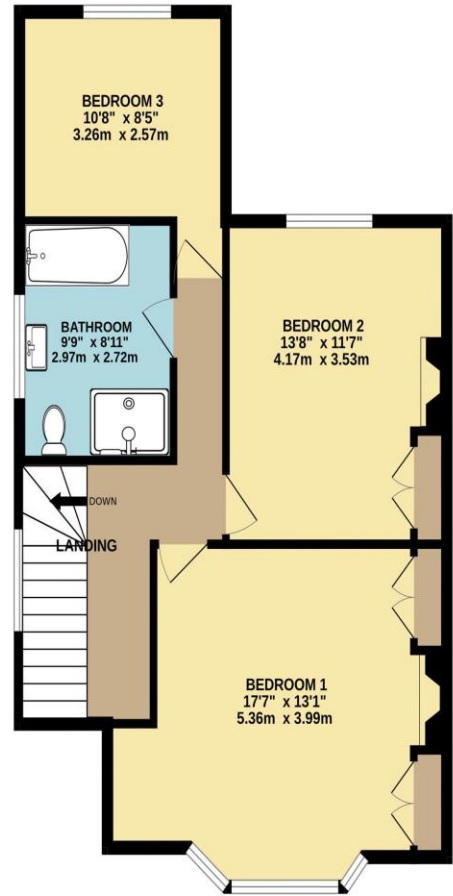
Situated on one of Plymouth's most desirable areas, in the highly sought-after Hartley, this simply beautiful semi-detached family home dates from circa 1910 and has been thoughtfully extended and enhanced by the current owners. The property combines impressive period character with stylish contemporary living, offering spacious and well-balanced accommodation throughout. A welcoming and particularly generous reception hallway immediately sets the tone for the home, showcasing a wonderful sense of space, character and charm. To the front of the property, the elegant living room enjoys a large south-facing bay window which floods the room with natural light. A period-style fireplace forms an attractive focal point, complete with an inset gas-fired 'woodburner effect' fire. The separate dining room provides the perfect setting for family meals and entertaining, again featuring a characterful period fireplace and decorative ceiling cornicing. The heart of the home is the impressive kitchen/breakfast room — a wonderfully spacious and beautifully presented area finished with attractive wood flooring. The kitchen is fitted with handcrafted units and centred around a classic Aga stove/cooker, creating a warm and inviting focal point. Bi-fold doors open directly onto the garden, while a large opening leads through to the stunning sun room, a superb addition with a glazed roof and double doors that seamlessly connect the interior with the garden. A useful utility room and a downstairs cloakroom/WC complete the ground floor accommodation. On the first floor there are three well-proportioned double bedrooms. The principal bedroom to the front enjoys a delightful outlook across the road into Hartley Park and benefits from fitted wardrobes, as does the second bedroom. The stylish family bathroom is beautifully appointed, featuring both a walk-in shower cubicle and a bath, finished to a high standard. Externally, the rear garden is private, attractively landscaped and ideal for both relaxation and entertaining. It features a lawned area, a lovely patio seating space, and an array of colourful shrubs, mature plants and flower beds. At the end of the garden there is a paved driveway accessed via electrically operated gates, leading to a single garage (15'8" x 12'). The property enjoys an excellent location directly opposite Hartley Park and Pleasure Grounds and within close proximity to Compton Vale Primary School, as well as other highly regarded local schools. Plymouth's city centre is easily accessible, and the position is convenient for connections to major routes in and out of the city. This impressive home represents a rare opportunity to acquire a beautifully maintained period property offering high-quality family living in one of Plymouth's most desirable residential areas.

Floor Plans

GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.



1ST FLOOR
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 1487 sq.ft. (138.2 sq.m.) approx.
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