

# HYPERION PLYMOUTH



MARCHAND PETIT  
COASTAL, TOWN & COUNTRY

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Hyperion | Seymour Road | Plymouth |  
Devon |PL3 5AU

*An elegant Grade II Listed semi-detached Victorian villa with an abundance of original, fine period features and impressive grand reception rooms. Situated in one of the most prestigious and sought after leafy suburbs of Plymouth within walking distance of the city centre. Views across to Mount Edgcumbe, Plymouth Sound and the Breakwater from the first floor.*

#### Mileages

Plymouth city centre and waterfront 0.9 miles, A38 3 miles,  
Exeter 45 miles, Dartmoor National Park 5 miles.

(All mileages are approximate)

#### Accommodation

##### Ground floor

Entrance porch, grand hallway, drawing room, conservatory, sitting room,  
superbly panelled dining room, home office, kitchen, utility, larder,  
cloakroom, rear hall, access to cellar rooms.

##### Lower Ground Floor

External door, wine cellar, plus 3 further cellars.

##### First Floor

Spacious landing, 2 principal bedrooms with views to Plymouth Sound, 4  
extra bedrooms, 4 bathrooms, rear staircase.

##### Outside

Attractive established gardens, entrance gates, driveway, 30ft (9m) garage  
with workshop/store, driveway.

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

The Green, Parsonage Road, Newton Ferrers, Devon, PL8 1AT



## Hyperion

“Charming walled garden with level lawn  
and well stocked borders of attractive  
plants”



The provenance of this house shines through immediately upon entering this beautiful home, through the retained grandeur and natural presence which evokes a feeling of calm and restfulness upon reaching the impressive entrance hall with staircase rising to the first floor.

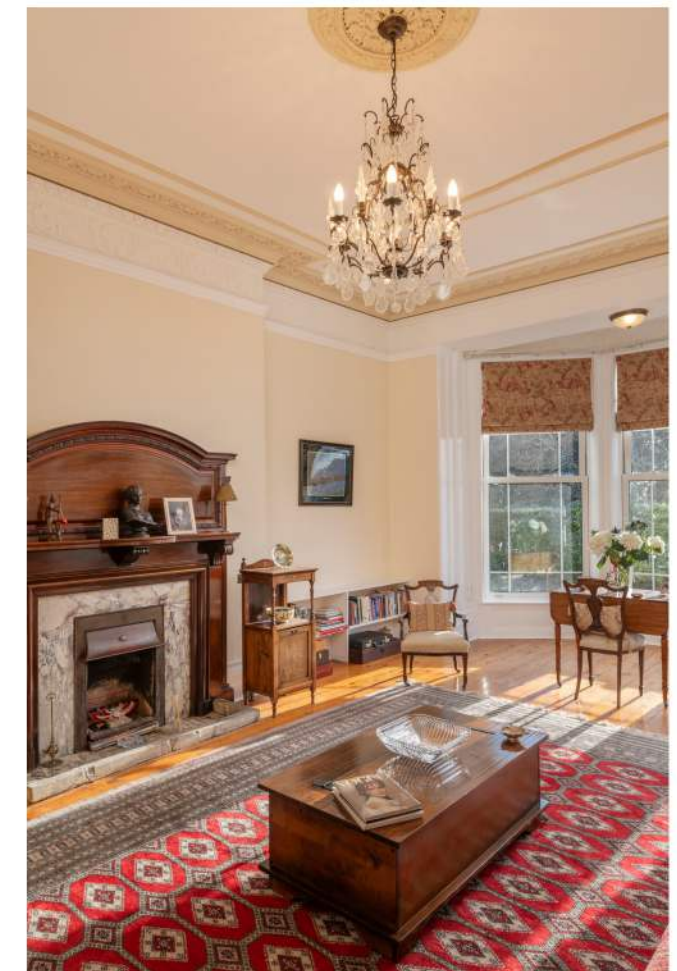
One half of a pair of villas, originally built in 1865 as one residence for an admiral we understand. Particularly fine features of this ideal family home are the generously proportioned drawing and sitting rooms with double height ceilings and fine examples of cornice and crown mouldings, these intricate and transforming details are also reflected in the impressive, panelled dining room with an attractive leaded stained glass window overlooking the courtyard and garden.

A study and conservatory also act as additional reception rooms in this adaptable house, with an exceptionally well-equipped kitchen adding extra convenience for entertaining with the utility, larder and doorway/internal steps from the main kitchen down to the full height cellars and wine cellar.

The majestic staircase rises to a half landing which splits the bedroom configuration effectively into two wings, with three bedrooms, family bathroom and rear staircase to the north and the principal set of bedrooms off a generous landing to the south. The two master bedrooms have south facing aspects looking out towards Plymouth Sound, The Breakwater and Cornish coastline, three recently refurbished bathrooms and a dual aspect further bedroom, complete the upstairs accommodation.

Outside the driveway provides parking for several cars with a double length garage and useful store/workshop, shallow steps lead up to a charming walled garden with level lawn and well stocked borders of attractive plants, shrubs and a variety of mature tree varieties, including an established Wisteria vine. The front garden is bounded by a hedge, with gates on entrance pillars leading into the driveway.

Mannamead is a well-regarded district in the Ocean City of Plymouth, with Seymour Road being a sought after address, close to shops and amenities at Henders Corner and Mutley Plain. Nearby state and private schools include Hyde Park Primary School and Plymouth College. Not far from the city centre, university, and bustling waterfront Barbican quarter of the city. Dartmoor National Park to the North, provides a rugged wilderness as a comparison to the leisure facilities provide by Plymouth's famous Hoe. Mainline train services operate to London Paddington and Penzance in Cornwall, with Brittany Ferries operating seasonal cross channel ferry services to France and Northern Spain from the port.







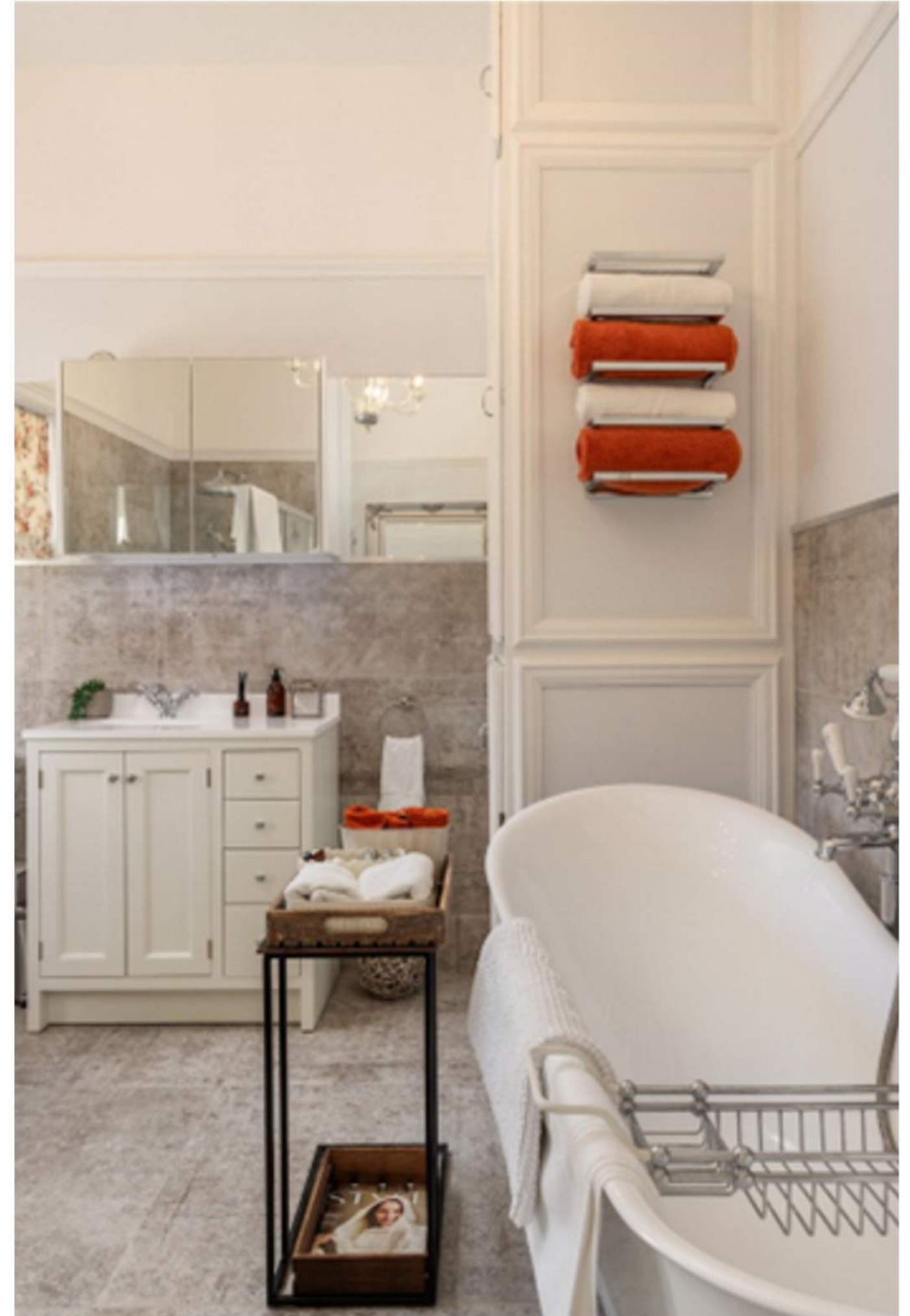
#### Key Features:

- A fine example of a substantial Victorian Villa
- Lovely period architectural details
- In prime residential area with water views
- Impressive, spacious grand hallway
- Statement, light filled, staircase, + rear stairs
- 3 generously proportioned reception rooms
- 6 bedrooms, 4 bathrooms in total over 2 wings
- Principal bedrooms enjoy water views
- Established gardens
- 30 ft (9m) garage/workshop

“The majestic staircase rises to a half landing which splits the bedroom configuration effectively into two wings.”









# Property Details

Services:	Mains water, electric and drainage. Gas fired central heating.
EPC Rating:	Current; 44 Potential: 77 Rating: E
Council Tax:	Band G
Tenure:	Freehold
Authority	Plymouth City Council, Ballard House, West Hoe Road, Plymouth, Devon, PL1 3BJ, Tel: 01752 668000

## Fixtures & Fittings

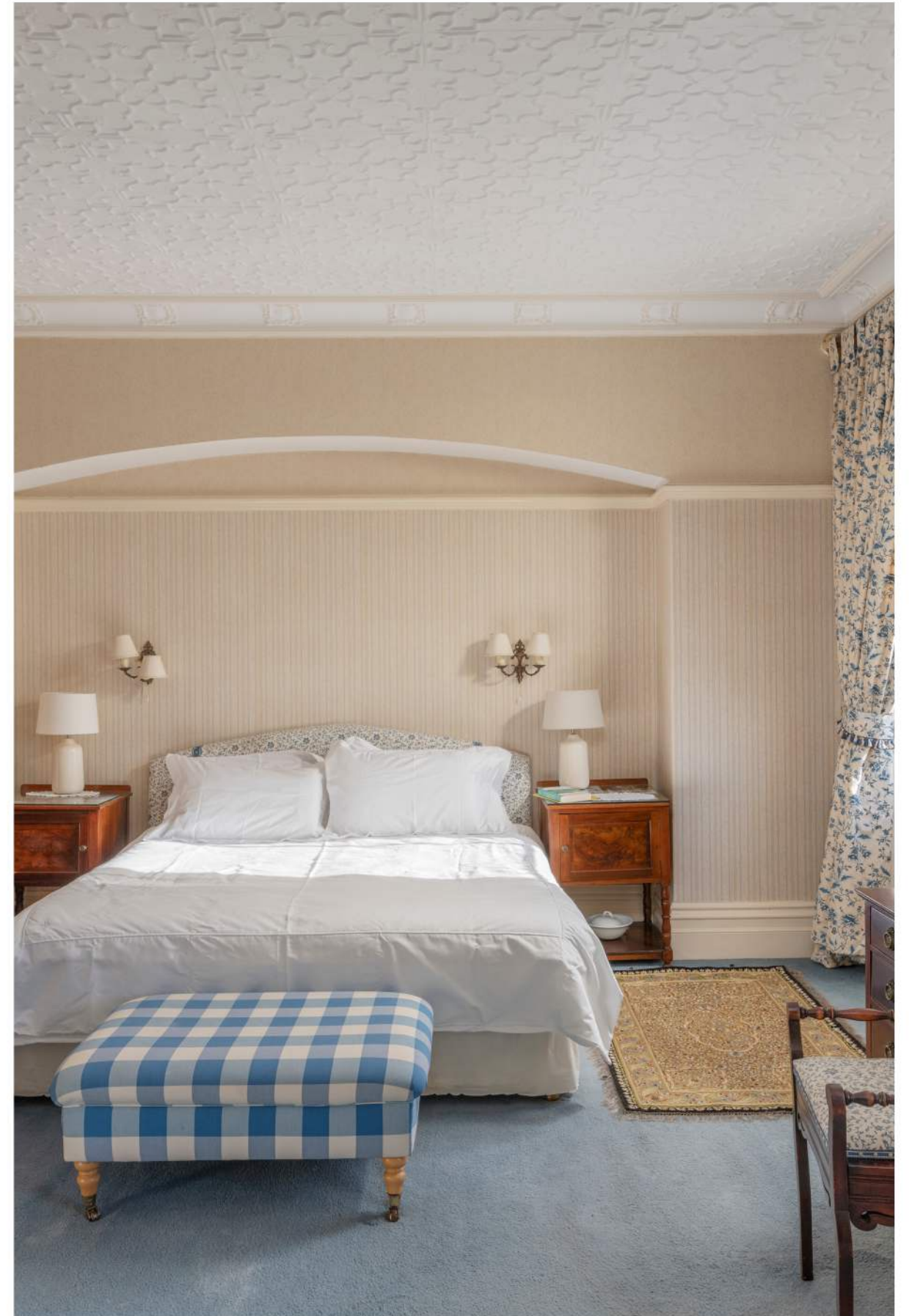
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

Heading north-west on the Devon Expressway/The Parkway A38, take the A386 slip road to city centre/Tavistock/Torpoint/A374. At Mannadon roundabout take the 1st exit into Mannamead Road/B3250, stay on this road proceeding down the hill past the shops at Henders Corner on the left, Seymour Road is on the left hand side after about 2 minutes, turn into this road Hyperion will be found on the left hand side.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311.





# Floor Plans

Hyperion, Seymour Road, Mannamead, Plymouth, PL3

Approximate Area = 5871 sq ft / 545.4 sq m (excludes wc)  
Garage / Store Room = 415 sq ft / 38.5 sq m  
Total = 6286 sq ft / 583.9 sq m  
For identification only - Not to scale



**IMPORTANT NOTICE 1** These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

**MONEY LAUNDERING REGULATIONS** - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





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