



Luscombe Maye
Since 1873

Manor Lane, Laira, Plymouth, PL3 6DN

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Occupying an enviable elevated position with commanding panoramic views across the estuary and surrounding countryside, this exceptional four-bedroom detached residence presents a rare opportunity to acquire a home of remarkable character, privacy and versatility. Set within approximately one-third of an acre of beautifully landscaped gardens, the property combines refined contemporary living with an idyllic natural setting, creating a truly outstanding lifestyle home.

The spacious accommodation has been designed to suit modern family living, offering generous reception spaces ideal for entertaining as well as relaxed everyday life. At its heart, the beautifully appointed kitchen and recently refurbished bathrooms have been finished to an exceptional standard, blending timeless design with contemporary luxury. The four well-proportioned bedrooms provide flexible accommodation for families of all sizes, guests or those seeking dedicated home-working space, while the home's elevated position ensures many rooms enjoy uninterrupted views across the surrounding landscape.

A particularly impressive feature is the lower ground floor annexe, which offers the flexibility to function as completely self-contained accommodation. Perfect for multi-generational living, independent guest accommodation, a home office, studio, or as a potential income-generating opportunity.

Outside, the grounds are every bit as captivating as the home itself. Beautifully landscaped gardens unfold through a series of mature planting, winding pathways and peaceful seating areas, creating a private sanctuary that evolves beautifully throughout the seasons. Further enhancing the home's future potential are architect-prepared plans for a loft conversion, offering purchasers the opportunity to create additional accommodation, subject to the necessary permissions.

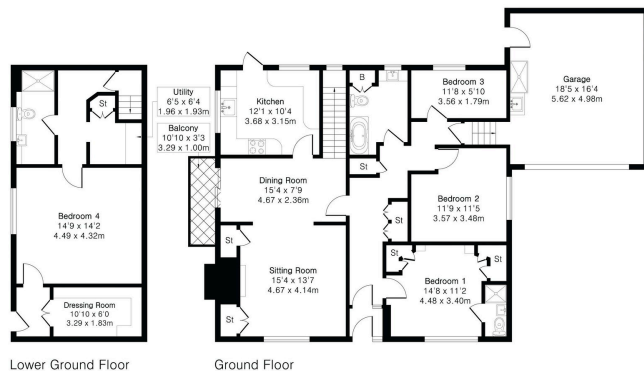
Material Information To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire and the title document. Please scan the QR code or click the link to access the online material information. <https://moverly.com/sale/BWY1fcsRRHDY8bjDgtRqaf/view>



Approximate Gross Internal Area 1940 sq ft - 180 sq m
(Including Garage)

Lower Ground Floor Area 498 sq ft - 46 sq m

Ground Floor Area 1442 sq ft - 134 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.

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Use the QR code for further "Material Information" about this home

- Elevated position with commanding panoramic views
- One-third of an acre of beautifully landscaped garden
- Garden Retreat
- Annex potential
- Ample driveway parking & double garage
- Exceptional detached home
- Garden Retreat
- Recently refurbished kitchen
- Four bedrooms
- Architect-prepared plans for a loft conversion

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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