



(Plot 3) 105 Boringdon Hill, Plympton, Plymouth, Devon, PL7 4DP





# Offers Over £1,150,000

Approached via a charming Devon Lane, is Boringdon Croft, an exclusive development of three, newly built detached properties. Architecturally designed and conveniently located towards northern Plympton, on the edge of a Conservation Area and within the Plym Valley Strategic Green Space, these 4/5-bedroom homes have been cleverly arranged to work with the natural topography of the site and sensitively designed to maximise on the tranquillity of the woodland surrounding. The use of high-quality materials, such as local natural slate, aluminium architectural features and solid timber doors enhance the modern aesthetic and work to impress potential buyers. The development is immediate neighbours with the Grade I listed, Boringdon Hall Hotel, a manor house dating back to the Domesday Book which is now in use as a luxury 5-star hotel and home to the award-winning Gaia Spa. The name Boringdon originates from the Saxon 'Burth-Y-Don' which means 'enchanted place on the hill' and goes some way to describe the atmosphere of the setting.

Plot Three is a unique four bedroomed bungalow, cleverly designed to maximise on the idyllic location. This luxurious home offers spacious and versatile accommodation consisting of a central entrance hall giving access to a kitchen/diner complete with fully fitted kitchen, kitchen island all with integrated Neff appliances. Appliances include: single oven, matching micro/combi oven, induction hob, dishwasher, fridge freezer, extractor and Quooker tap. The living room is approached via the kitchen diner, down one step, where a central feature fireplace acts to clearly divide the two spaces and their different functions. A handy study is located off the living room providing a versatile extra room. Sliding glass doors from both the kitchen/diner and the living room provide direct access to the gardens. On the far side of the central hall, there is a cloakroom and two steps which lead to the highest level where four bedrooms can be found, including a master suite with ensuite bathroom and a walk-in wardrobe. Bedroom Two also benefits from having an ensuite shower room, whilst the family bathroom on the same level, services the remaining bedrooms. At the other end of the hallway a convenient utility room can be found. All bathrooms will be fitted with modern sanitaryware, and the houses will have the added luxury of underfloor heating throughout.

Externally, the bungalow will be approached via a private, no-through access road and have off road parking for two cars on a driveway and in a garage. The generous plot size allows for a sizeable wrap around garden, with a paved terrace.

This is a unique opportunity to acquire a luxury home in a tranquil location within easy reach of Plymouth and an abundance of local beauty spots. Early viewing is therefore highly recommended.

The property is sold with the freehold and a ten-year ICW new home warranty.



To view this property call Lang Town & Country Estate Agents on **01752 278499**.

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GROUND FLOOR  
2208 sq.ft. (205.1 sq.m.) approx.



4 BEDROOM, 3 BATHROOM BUNGALOW

TOTAL FLOOR AREA : 2208 sq.ft. (205.1 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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