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Sales & Lettings

DURNFORD STREET, STONEHOUSE, PLYMOUTH, DEVON, PL1 3QR

OFFERS IN EXCESS OF £625,000





Hindhead Property is proud to present this mid-terrace Georgian family home located on the prestigious Durnford Street, PL1. Located 0.4 miles away from Plymouth's Royal William Yard with panoramic roof terrace views that look over Mayflower Marina, Firestone Bay, this property is a must view! Now available for Offers in Excess of £625,000 book now to avoid disappointment.

Durnford Street is one of Plymouth's unique locations, set on the peninsula between Millbay and Stonehouse Pool, culminating in the fabulous Grade I buildings of Royal William approximately Yard within 700 yards of the property.

This exceptional family home is within a short walking distance of the Cremyll Ferry, providing a passenger service to the Mount Edgcumbe Estate and beyond into South East Cornwall. Within walking distance to well-serviced transport links, dry dock and wet dock facilities, local churches, schools, restaurants, bars, galleries and a whole host of other fantastic venues within Royal William Yard and its surrounding areas.

The property is set across five floors, including a basement area, ground floor, first, second and third floor, with on-street permit parking to the front and a large private courtyard to the rear.



Basement

The Basement level is a fantastic and versatile space that offers a large playroom/ games room, home cinema/family area, and a spacious laundry/utility area.

Ground floor

As you enter this exquisite property, you are instantly reminded of the grandeur of Georgian construction. This home pays homage to 18th-century townhouses and Georgia ingenuity. With a spacious entrance vestibule that leads into a large living area, finished

with clean and modern décor, that blend seamlessly into the period features that are present throughout. The living room gives way to the separate dining room via traditional tri-folding wooden doors.

To the rear of the property, there is a large kitchen area, ground floor W/C, larder space and utility area, all neatly finished off with a glazed sunroom /breakfast area.

First Floor

On this floor, you will find a full-width main bedroom that is traditional to this property type, with stunning period fireplace, and large windows that flood the room with light. A second bedroom, with period fireplace and window that offers views into the rear garden. Finally a generous rear and third bedroom serviced by an en-suite wet room.

Second Floor

This penultimate floor is home to a beautiful family bathroom with freestanding bathtub, a walk-in shower cubicle that discreetly tucked away, toilet and sink basin. Its key here to point out that the whole property benefits from no properties directly opposite affording this room with lots of privacy. This floor is also home to bedroom five, which is located to the rear. It again has a large window that looks into the rear garden and an ornate fireplace, and bedroom six situated to the front of the property which is currently being used as a walk-in wardrobe.

Third Floor

Finally, the floor with the views is this top floor home office, which could equally be used as a bedroom, second living area, or a studio. You name it, the worlds your oyster with this versatile space! This space benefits from outwardly opening double doors, that step onto a roof terrace that measures 5ft x 19ft approximately, a space to sit and relax of an evening

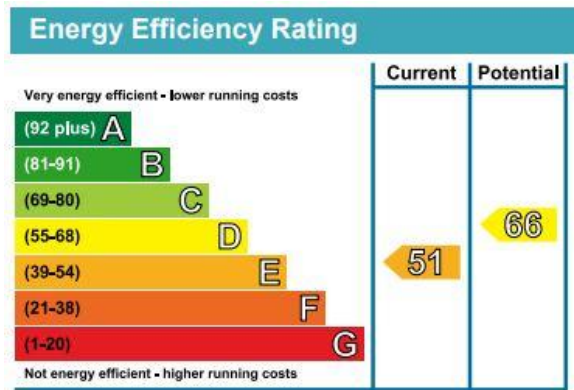
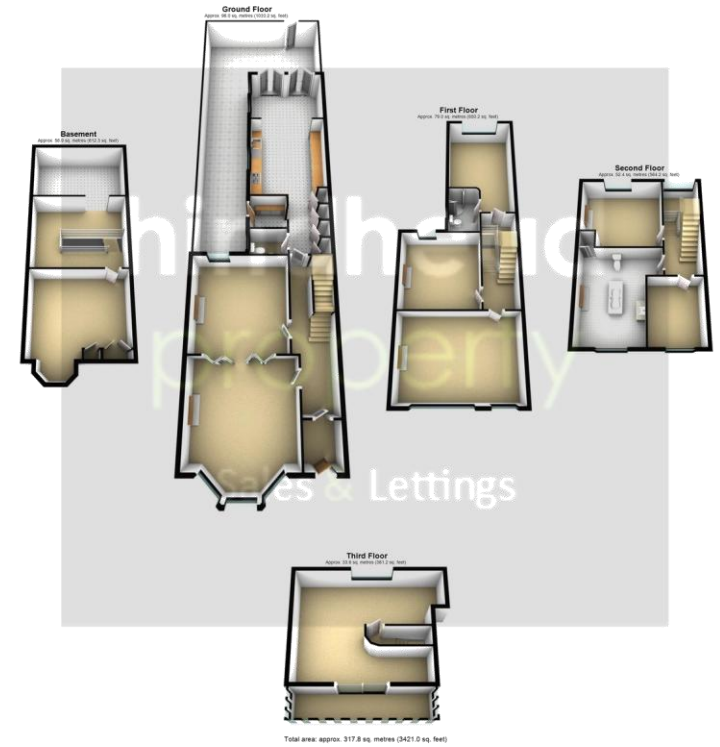
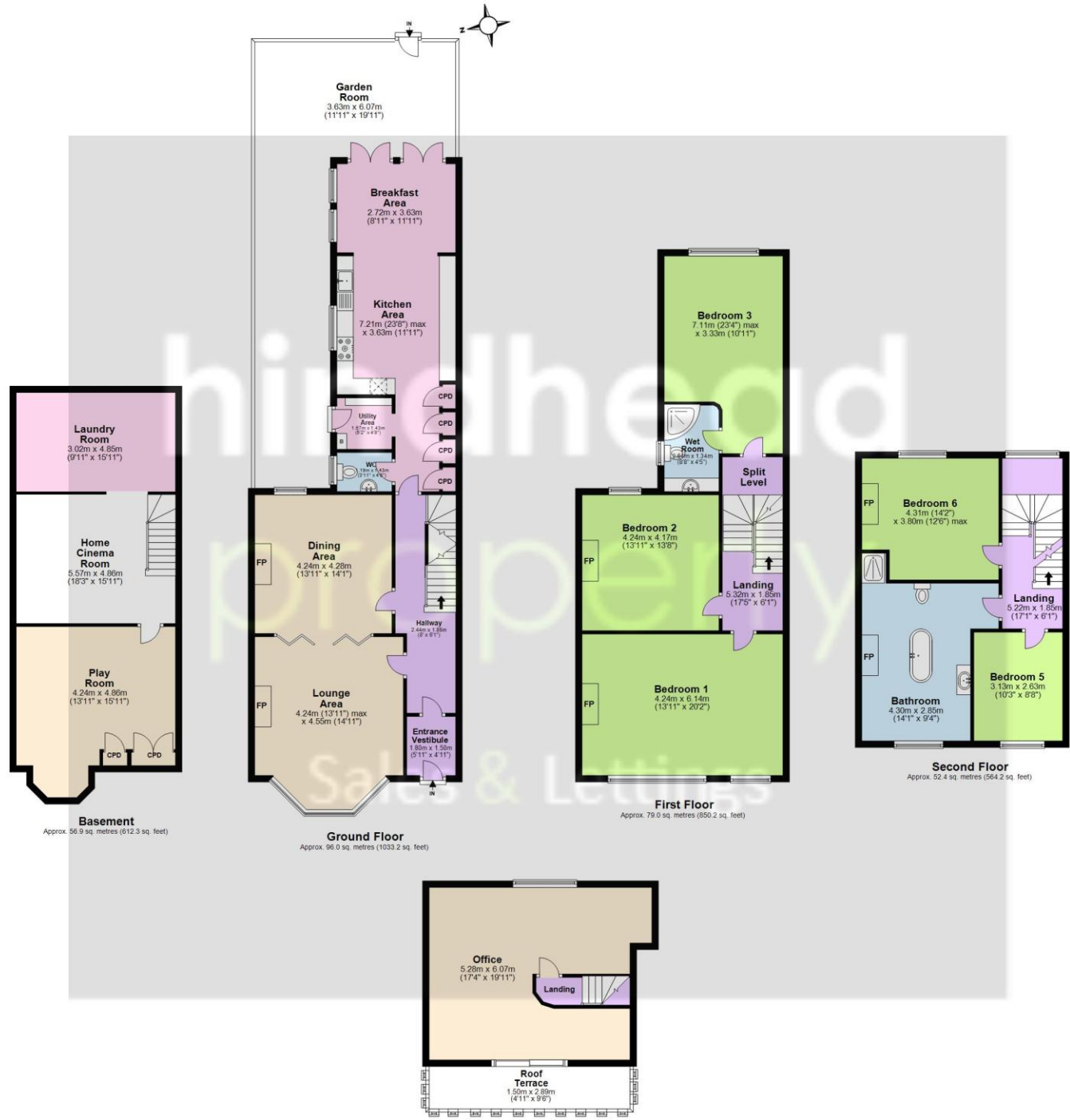


watching the sunset and taking in the elegant panoramic sea views.

Valuers Notes

A truly exceptional property that you must view to appreciate its full potential fully. 10/10 for curb appeal and located on one of Plymouth's most sought-after streets what's not to like about this family home. Call us now on 01752 875075 to book your viewing.





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements