

**£650,000**

**LAWSON**  
Estate Agency...Only Better



**8 WOODSIDE, GREENBANK, PLYMOUTH PL4 8QE**

**WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333**



Lawson are delighted to market this very special Georgian attached, Grade II listed former Captains House in the heart of Plymouth, just a stones throw from all amenities including, the City Centre and Lipson Park. The property benefits from accommodation comprising, an impressive, covered entrance porch with painted columns leading to a multi panel front door into the hallway. The hallway has original wooden flooring, a moulded ceiling, carpeted dog leg staircase leading to the first floor, a polished handrail, and spindles.

The kitchen / dining room has stripped wooden flooring, a large sash window to the front elevation, a range of base level units, one and a half bowl acrylic sink drain unit and a moulded ceiling. The drawing room has a moulded ceiling and a large sash window to the front elevation and stripped wooden flooring. The cloakroom has beautiful mosaic tiled flooring, half height tiling to walls, low level WC, wash hand basin and a sash window to the side elevation. The study has built in storage and a window to the rear elevation. The utility/scullery with a doorway leading to the boiler room with a wall mounted Valiant boiler and the hot water cylinder.

Back into the main hallway, a doorway leads to the rear garden and a further door leads into the cellar. The cellar is full height with granite steps, flagged floor, power and light.

Carpeted stairs ascend to the first-floor landing with an attractive sash window to the rear elevation and a doorway to bedroom one. Bedroom one is the full width of the property with three large sash windows to the front elevation with sea views, built in recess storage cupboards and has huge potential to be split or reconfigured. Bedroom two is a further double and has a window to the rear elevation, shelved recesses, and views over Lipson Park. Bedroom three has a window to the rear elevation and leads through to the bathroom.

The bathroom is fitted with a roll top bath, pedestal wash hand basin, ornate tiled splash backs, double aspect, and polished wooden floor. The cloakroom has a low-level WC, wash hand basin and a window to the front elevation. A further cloakroom with a low-level WC, wash hand basin and a window to the rear elevation.

Stairs then ascend to the second-floor landing with a doorway leading to bedroom four. Bedroom four is a very spacious double room with eave storage and windows to the front and rear elevation with sea views. Bedroom five is a further double with eave storage and windows to the front and rear elevation. Bedroom six is a good sized single.

Externally, to the front of the property there is a large driveway providing parking for multiple vehicles and the garden area is wall enclosed with a range of mature shrubs and two garages. To the rear of the property, the particular feature of the property is the very private large rear garden with an attractive flagged patio and raised beds.

This 200 year old Georgian period property has huge potential. With approved architect drawings in place to convert the downstairs into a fabulous open plan kitchen with double doors onto the garden, division of the main bedroom into two large doubles, the master bedroom including a walk-in wardrobe and ensuite. This property offers a fantastic investment opportunity to develop it into a stunning period family home in the heart of the city.

UTILITIES

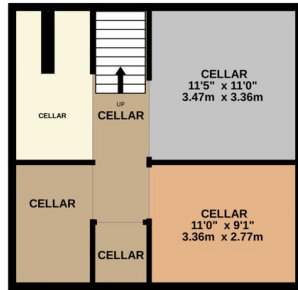
Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection ADSL, FTTC and FTTP.

GREENBANK

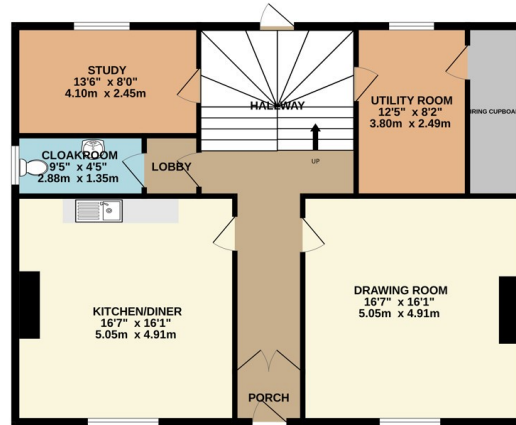
A suburb, close to Plymouth University, Freedom Fields Park, (complete with Victorian bandstand!) and Plymouth Railway Station, Greenbank is centrally located within a mile of Plymouth City Centre. It is principally made up of late Victorian and Edwardian housing stock (some of which has suited conversion, into flats and apartments). Served by, Mount Street Primary School and Lipson Vale Secondary School.



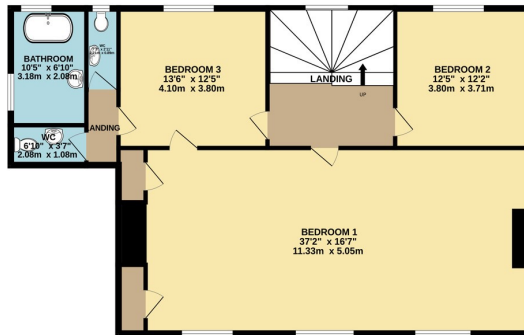
BASEMENT  
427 sq.ft. (39.7 sq.m.) approx.



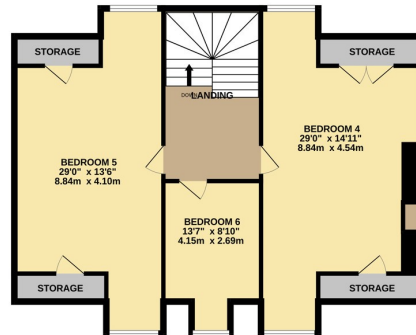
GROUND FLOOR  
1065 sq.ft. (98.9 sq.m.) approx.



1ST FLOOR  
1195 sq.ft. (111.1 sq.m.) approx.



2ND FLOOR  
951 sq.ft. (88.4 sq.m.) approx.



TOTAL FLOOR AREA : 3638 sq.ft. (338.0 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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## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

## SERVICES

Mains water, gas, electricity and mains drainage.

## VIEWING

By appointment with Lawson

## OUTGOINGS

We understand the property is in band 'F' for council tax purposes and the amount payable for the year 2025/2026 is £3,358.94 (by internet enquiry with Plymouth City Council). These details are subject to change.

## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

## BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete.

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

EPC



