



LANG TOWN
& COUNTRY

2 Windsor Villas,
Lockyer Street, Plymouth, PL1 2QD



Price £795,000

The Drake Hotel is an impressive, Grade II listed, detached villa, briefly comprising a total of thirteen bedrooms in the main house plus reception rooms, a six-bedroom annex, plus parking for fifteen cars. This fantastic property retains many character features and is being sold with no onward chain.

The property is situated a short distance between The Hoe and Plymouths City Centre. Plymouth Hoe, referred to locally as The Hoe, is a large south-facing open public space in the English coastal city of Plymouth. It is adjacent to and above the low limestone cliffs that form the seafront, and it commands views of Plymouth Sound and Drake's Island. The property is ideally located close to the Theatre Royal as well as many bars, restaurants, and the historic Barbican.

This very versatile property, with a floor area of more than 8,000 square feet, would appeal to a wide range of buyers.

The accommodation briefly comprises on the ground floor a stunning hallway and staircase, a reception area, spacious lounge/dining room, a bar, kitchen, separate W.C, storeroom and office.

The first floor has five double bedrooms all with en-suites, a storeroom and a separate staircase to the second floor.

On the second floor there are a further five double bedrooms again all with en-suites facilities.

The property has a lower ground floor which is accessed via the main staircase, with a further three en-suited bedrooms, a separate bathroom, laundry and boiler room, a wine cellar and four storerooms.

In addition to the main building there is an impressive annex with six bedrooms all with en-suites and a separate fully fitted kitchen/ diner.

This imposing period property has been well maintained by the present owners and is being sold with fifteen parking spaces. An early viewing is essential to appreciate this substantial property which represents 'great value for money' in one of Plymouth's premier locations.

BASEMENT LEVEL

LARGE LAUNDRY ROOM
AMPLE STORAGE CUPBOARDS
BEDROOM
BEDROOM 11' 7" x 12' 7" (3.53m x 3.84m)
BEDROOM 15' 0" x 22' 0" (4.57m x 6.71m)
BATHROOM

GROUND FLOOR

DINING ROOM 35' 7" x 16' 0" (10.85m x 4.88m)
KITCHEN 13' 2" x 19' 11" (4.01m x 6.07m)
BAR 15' 0" x 22' 0" (4.57m x 6.71m)
LIVING ROOM 18' 0" x 13' 0" (5.49m x 3.96m)
BEDROOM 14' 4" x 8' 10" (4.37m x 2.69m) With En-suite
BEDROOM With En-suite

FIRST FLOOR

BEDROOM 15' 9" x 22' 0" (4.8m x 6.71m) With En-suite
BEDROOM 11' 2" x 10' 7" (3.4m x 3.23m) With En-suite
BEDROOM 13' 11" x 9' 2" (4.24m x 2.79m) With En-suite
BEDROOM 9' 11" x 9' 7" (3.02m x 2.92m) With En-suite
BEDROOM 12' 6" x 11' 0" (3.81m x 3.35m) With En-suite
BEDROOM 9' 3" x 12' 3" (2.82m x 3.73m) With En-suite
BEDROOM 8' 10" x 14' 7" (2.69m x 4.44m) With En-suite
BEDROOM 9' 8" x 11' 8" (2.95m x 3.56m) With En-suite
BEDROOM 10' 4" x 10' 4" (3.15m x 3.15m) With En-suite

SECOND FLOOR

BEDROOM 14' 6" x 19' 8" (4.42m x 5.99m) With En-suite
BEDROOM 15' 9" x 22' 0" (4.8m x 6.71m) With En-suite
BEDROOM 9' 2" x 11' 8" (2.79m x 3.56m) With En-suite
BEDROOM 9' 7" x 10' 0" (2.92m x 3.05m) With En-suite
BEDROOM 13' 11" x 9' 2" (4.24m x 2.79m) With En-suite

PROPERTY INFORMATION

Tenure: Freehold
Local Authority: Plymouth City Council
EPC Rating:
Postcode code for sat nav: PL1 2QD



To view this property call Lang Town & Country Estate Agents on **01752 200909**

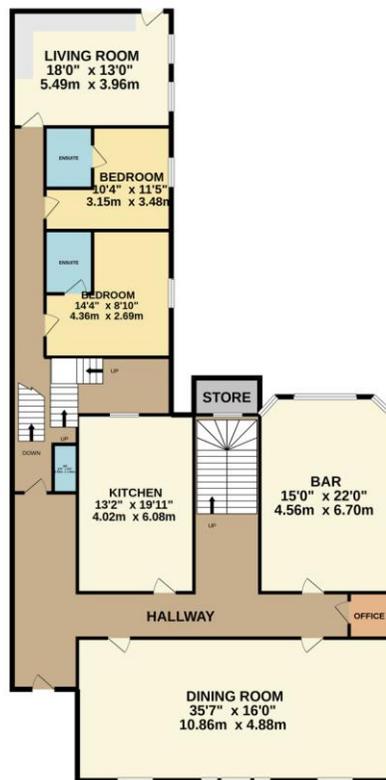
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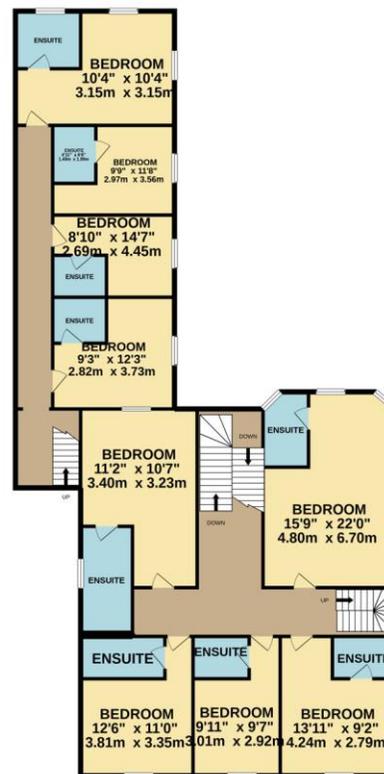
BASEMENT
1875 sq.ft. (174.2 sq.m.) approx.



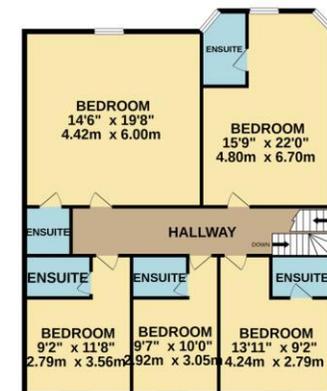
GROUND FLOOR
2562 sq.ft. (238.0 sq.m.) approx.



1ST FLOOR
2358 sq.ft. (219.0 sq.m.) approx.



2ND FLOOR
1457 sq.ft. (135.4 sq.m.) approx.



TOTAL FLOOR AREA : 8252 sq.ft. (766.6 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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