



LANG TOWN
& COUNTRY

The Brewhouse, Royal William Yard,
Stonehouse, Plymouth, PL1 3QQ



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

The Brewhouse, Royal William Yard,

£360,000

Stonehouse, Plymouth, PL1 3QQ

The Royal William Yard is a wonderful 8-acre site situated at Cremyll Point and enjoys magnificent views up the river Tamar and across to Cornwall. Originally constructed in 1824 under the supervision of the famous architect and engineer Sir John Rennie, the magnificent array of Grade I Listed, limestone and granite buildings occupy a fabulous waterside location and are at the heart of the regeneration of both Stonehouse and Plymouth. The Navy withdrew from the Yard in 1992 leaving these elegant and towering edifices which have been imaginatively regenerated by the renowned developers Urban Splash, who have an impressive record in reviving old, derelict and interesting sites. The splendid local facilities include the nearby Devils Point, the Royal William Yard itself with galleries, restaurants and a water taxi direct to the Barbican Mayflower Steps, a foot ferry to Cremyll and the Mount Edgcumbe Country Park, marina with berths available (subject to arrangements), local pubs, shops and regular public transport to the City Centre, approximately one mile distant.

"Brewhouse" is a Grade I Listed building which has been imaginatively and sympathetically converted to provide a collection of 77 high specification luxury apartments. This historic building was once capable of producing 30,000 gallons of beer per day and has also been used as a store for rum, a torpedo workshop and finally became the headquarters for the Raiding Squadron of the Royal Marines.

There is an impressive entrance known as the 'winter garden', lift access to all floors and a host of exposed features.

Apartment 28 is a truly magnificent residence, arranged over three floors, known as a triplex with spacious accommodation throughout. From the communal landing on the first floor, accessed via lift and stairs, an oak fronted entrance door leads into an entrance hall with stairs to the first floor accommodation and access to the open plan reception room offering sitting and dining areas with oak wooden floor, exposed original stone wall, a pair of floor to ceiling French doors open to a Juliet balcony, hidden power points under wooden panels and ample sockets.

The kitchen offers a natural limestone tiled floor, obscure glazed wall, high gloss fronted base units and wall mounted cupboards housing fridge, freezer, filter hood, double oven, work surfaces with twin sink, chrome mixer tap, glass splash backs and under cabinet lighting. The utility room houses the district heating system, washer/dryer and provides additional storage space. There is also built in useful built in storage space and a separate WC.

To the first floor there is a good-sized double bedroom with ample light flooding through the raised Velux window, built in soft close wardrobes and an en-suite bathroom with three-piece suite including wall hung W.C., wall hung basin with vanity shelf and mirror over, mosaic floor to ceiling tiling and enclosed shower. The second bedroom is on the mezzanine level with a frameless glass balustrade offering views over the double height ceilinged floor below and enjoys use of the family bathroom and under stair storage on the same level.

To the second floor there is a light and airy bedroom with views over the inner courtyard.

Outside, the quayside is designed for visitors and residents to enjoy and, importantly, the apartment has an allocated parking space which is subject to the annual parking fee.

GROUND FLOOR

OPEN PLAN LIVING/DINING AREA 40' 8" x 17' 4" (12.4m x 5.3m)
KITCHEN 13' 9" x 5' 10" (4.2m x 1.8m)
UTILITY ROOM 6' 10" x 5' 10" (2.1m x 1.8m)
WC 6' 6" x 5' 10" (2.0m x 1.8m)

FIRST FLOOR

MASTER BEDROOM 16' 4" x 16' 4" (5.0m x 5.0m)
ENSUITE 7' 10" x 6' 6" (2.4m x 2.0m)
MEZZANINE BEDROOM 23' 7" x 12' 1" (7.2m x 3.7m)
BATHROOM 7' 10" x 6' 6" (2.4m x 2.0m)

SECOND FLOOR

BEDROOM 2 20' 0" x 8' 10" (6.1m x 2.7m)

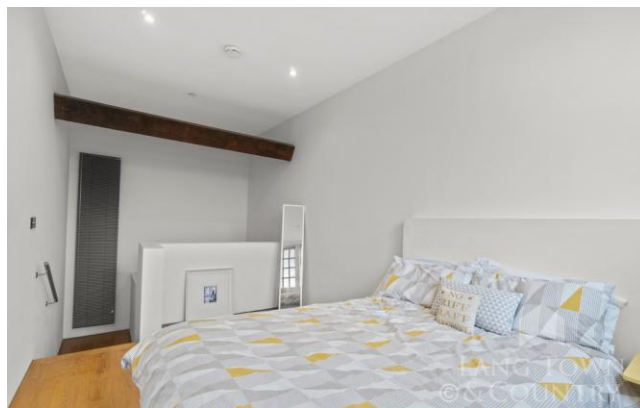
LEASE INFORMATION

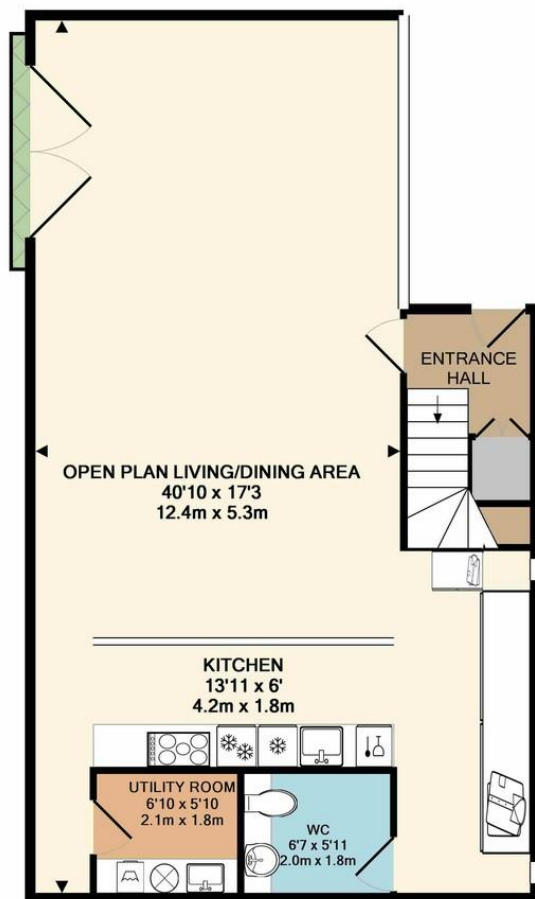
We understand the apartment is held on Lease with 107 years remaining and subject to a service charge of approximately £6,096.88 per year. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

COUNCIL TAX BAND G

LOCAL AUTHORITY Plymouth City Council
POSTCODE FOR SAT NAV PL1 3QQ

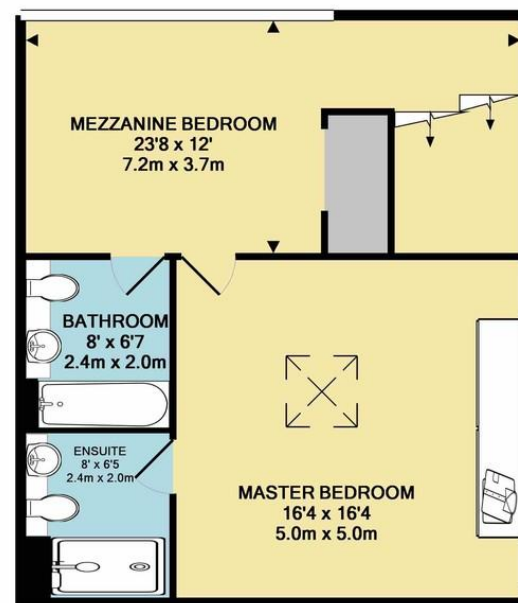
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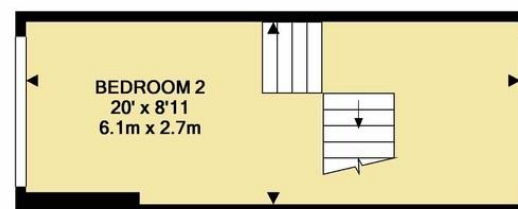


GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR



2ND FLOOR

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