



'CARN BREA'  
STUART ROAD

  
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# 'CARN BREA', STUART ROAD

STOKE, PLYMOUTH, PL1 5LH

GUIDE PRICE £445,000

This Imposing limestone fronted Victorian residence, Circa 1898, occupies a delightful central location approximately one mile from Plymouth City Centre and is situated on a highly desirable tree-lined avenue with open views across parkland.

The property has been beautifully and lavishly renovated and restored. Great care has been taken to retain and enhance the various character features including marble fireplaces, ornate cornices, ceiling roses, coving and stripped pines doors. The existing improvements have included a re-tiled roof, gas fired central heating system, uPVC double glazed sash windows, a security system, a luxury fitted kitchen and luxury bathroom/shower room.

The accommodation has been tastefully decorated and comprises of a large entrance hallway with a carved newel post, an elegant sitting room with ornate ceiling rose, a bay window and a marble fireplace feature, a separate dining room which also has a marble fireplace feature and the kitchen/breakfast room has oak flooring, underfloor heating and built in appliances. There is also a luxury shower room with "raindance" shower and separate WC.







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On the first floor there are four bedrooms, three of which have fireplaces and there is a luxury bathroom with a white suite, a large shower, wash hand basin and roll top bath. There is a separate WC.

We understand that the roof space has various skylights and could be converted subject to the usual planning consent.

The walled rear garden is a delightful feature of the property which is low maintenance, and has a charming covered seating area.

There is a particularly useful subfloor area which has been utilised as a home office and is a delightful feature of the property.

There is a double garage with remote door which is accessed via the rear service lane. The front garden is stocked with a variety of plants and bushes with wrought iron fencing and gate.

AGENTS NOTE An internal inspection of this beautifully, sympathetically restored family home can be most recommended at the earliest opportunity.







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## GROUND FLOOR

LOUNGE 17' 5" x 15' 6" (5.31m x 4.72m)

DINING ROOM 15' 2" x 15' 2" (4.62m x 4.62m)

KITCHEN/BREAKFAST ROOM 12' 2" x 21' 6" (3.71m x 6.55m)

UTILITY ROOM 12' 2" x 7' 7" (3.71m x 2.31m)

SHOWER ROOM

WC

## FIRST FLOOR

MAIN BEDROOM 13' 7" x 18' 7" (4.14m x 5.66m)

BEDROOM 2 15' 1" x 12' 1" (4.6m x 3.68m)

BEDROOM 3 12' 2" x 11' 3" (3.71m x 3.43m)

BEDROOM 4 7' 10" x 14' 1" (2.39m x 4.29m)

BATHROOM 7' 3" x 9' 2" (2.21m x 2.79m)

WC

## STUDIO CELLAR

HOME OFFICE 14' 8" x 14' 5" (4.47m x 4.39m)

STORAGE 6' 2" x 14' 5" (1.88m x 4.39m)

## DOUBLE GARAGE

18' 1" x 17' 1" (5.51m x 5.21m)

LOCAL AUTHORITY Plymouth City Council

COUNCIL TAX Band D

POSTCODE FOR SAT NAV PL1 5LH







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Total Approximate Area - 260.6 m<sup>2</sup> ... 2805 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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