



39 Grand Parade, West Hoe,
Plymouth, Devon, PL1 3DQ



£1,300,000

Being offered to the market with no onward chain, Lang Town and Country are delighted to present to the market this iconic and elegant Townhouse. This Parade of Georgian houses are a well-known and iconic landmark of the city, as you walk along the south-west coastal path. We understand the terrace was constructed in the 1830's. Grand Parade was the first great terrace of houses built on the water's edge at West Hoe.

This spacious grade II listed townhouse with access to a charming communal private garden, which offers stunning, panoramic views, is situated on the seafront of Plymouth Hoe and has one of the most magnificent views in the Southwest. Finished with attention to detail this beautifully presented family home retains many period features whilst elegantly updated to reflect modern living.

Originally one of nine Admirals Houses, 39 Grand Parade is a Grade II listed south facing period property with outstanding panoramic ocean views over The Sound, Drake's Island, Mount Edgecumbe County Park and beyond. The property has been very well maintained by its current owners and will allow potential buyers to move in straight away and enjoy this wonderful accommodation.

The property is bright and well-proportioned with many rooms enjoying the outstanding sea views. Importantly, because of its position, the light is able to stream through.

The principal accommodation is arranged over three floors. On the ground floor/basement level, there is a 1-bedroom self-contained annexe. This is perfect for additional income potentially from short term lets or a lodger, or for family members to come and stay and enjoy their own accommodation. Upon entering the front doors, you are greeted by a grand and breath-taking entrance hall with doors leading to the stylish ground floor rooms, whilst an elegant staircase leads to the first and second floors, where there are 5 good size bedrooms (4 en suite) including a truly stunning primary bedroom suite occupying the entire first floor. Both main bedrooms on each floor provide stunning views out over Plymouth Sound



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The drawing room is beautifully defined by high coved ceiling with twin roses, an impressive open fireplace and elegant twin double French doors opening immediately onto the south facing terrace. From the drawing room, an open recess leads directly into a beautifully appointed bespoke kitchen/dining room with a range of integrated appliances including a four-oven gas fired Aga and wine chiller. The annexe, which is on the lower ground floor, comprises an open plan kitchen/dining/living room, two bedrooms, a large shower room, cloakroom and store.

The garden is low maintenance and is the perfect venue for alfresco dining and enjoying the stunning ocean views. The garden is enclosed by Glass panelling where you can obtain access to the communal lawns adjoining but behind the property. Importantly these are exclusive to only the residents of the terrace and are accessible both from the rear of the property and from a communal private gate.

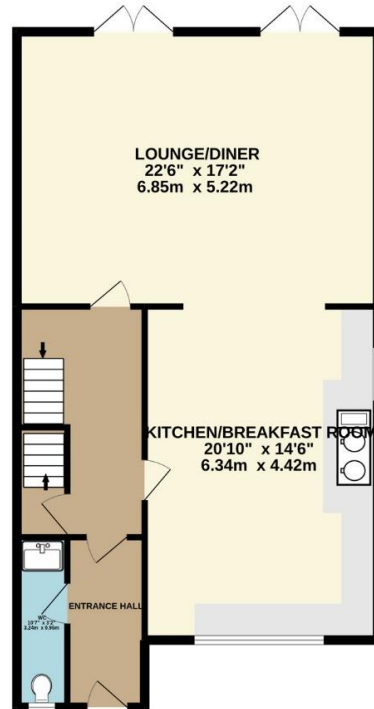




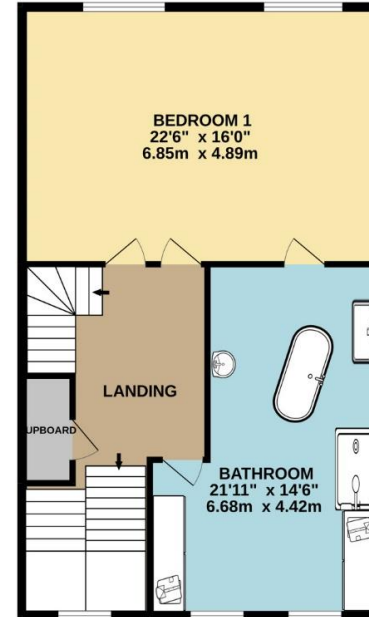
BASEMENT
1004 sq.ft. (93.3 sq.m.) approx.



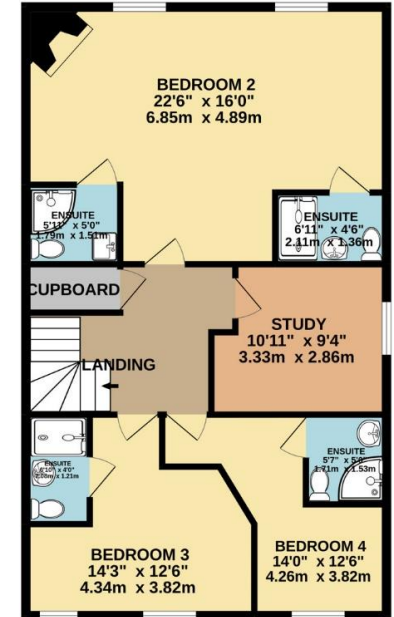
GROUND FLOOR
886 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR
853 sq.ft. (79.3 sq.m.) approx.



2ND FLOOR
853 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA : 3597 sq.ft. (334.2 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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