



7 Collingwood Villas, Stoke, Plymouth, Devon, PL1 5NZ

£800,000



Situated in the highly desirable 'Stoke Damerel Conservation Area' This splendid Grade II listed semi-detached Victorian villa which was built in about 1850. The property has much character and style commensurate with this era including beautiful original fireplaces, coved ceilings, ceiling roses, picture, ornate mouldings, full length multi paned windows, wooden floors and traditional shutters. The property was designed and influenced by the renowned Victorian architect 'Foulston'. The excellent range of local facilities include the nearby Stoke Damerel Primary School, Stoke Village, Devonport High School for Boys, Parkland and regular public transport to the city centre just over 1 mile distant.

The property has been lovingly maintained over the past 12 years by the current vendors creating a wonderful family home whilst being sympathetic to the age of the property. The gracious accommodation on the ground floor comprises of a grand entrance hall, sitting room with a wonderful, cushioned seating area in the bay window, dining room, WC and a side/porch entrance which is very useful for shoes and coats. There is also access to the rear garden via a step of small steps. On the garden level there is a kitchen, breakfast room with a gorgeous, exposed stone fireplace with a large wood burning stove. There is also a utility room, wine cellar, walk in storage cupboard and WC on this level as well as access to the rear garden. On the first floor is the Master bedroom overlooking the wonderful rear garden with a walk-in wardrobe, built in drawers and shelves and an ensuite bathroom with a single shower enclosure, WC, sink with marble surround and a corner bath. There is a further double bedroom with storage as well as the family bathroom on this floor. The top floor of this fabulous home hosts three further double bedrooms and a shower room.

Externally there a driveway with pillared gates which provides ample additional parking and access to the large garage. The beautiful garden which we understand to be the largest on this terrace of Victorian villas is well established with a large lawn area, various small trees, bushes and flowers beds as well as a swimming pool which can be heated, if necessary, a hot tub in the raised decking area and a summer house with power. There is a large garage with an electric up and over door as well as a gym which is being sold with the equipment should any purchaser wish to keep.

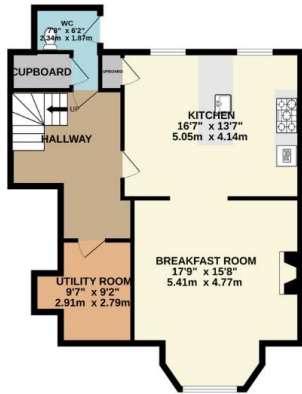
Agents note: This is a beautiful Victorian home and an internal inspection would be most strongly recommended. We understand there is no onward chain and therefore immediate possession is available.



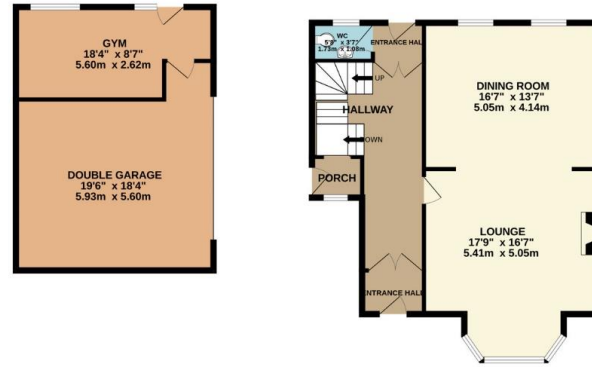
To view this property call Lang Town & Country Estate Agents on 01752 256000.



BASEMENT
726 sq.ft. (67.4 sq.m.) approx.



GROUND FLOOR
1159 sq.ft. (107.7 sq.m.) approx.



1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



2ND FLOOR
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 3229 sq.ft. (300.0 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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