



12 Earls Acre, Stoke, Plymouth, Devon, PL3 4HL

Offers Over £550,000



A rare opportunity to acquire a beautiful family home within the desirable and tranquil setting of 'Earls Acre'. Set towards the end of a tree lined, private, no-through road in the heart of Plymouth, this stunning double-fronted residence, arranged over two floors, offers an exceptional blend of period charm and modern comfort. Located within easy walking distance of good schooling, the city centre, the University, Central Park and all the city's main transport links, it is conveniently situated for modern urban life. The well-appointed accommodation has been carefully refurbished by the current owners, where versatile spaces appeal to a range of lifestyle options, including multigenerational living.

Named after The Earls of Devon who, in the 12th Century, acquired the land on which the houses now sit, to gain control over the living of Stoke Damerel Church, Earls Acre is an unexpected oasis in the centre of the city. The terrace overlooks a communal green space which is enjoyed exclusively by residents on its perimeter. Covenants ensure that the land will always remain a communal garden.

An imposing porch with elegant double front doors, stained glass windows and handy shoe storage, is a welcoming entrance to the property. All rooms on the ground floor are accessed off a spacious and light-filled central hallway which, is wider than typical and reaches from the front to the very back of the house, creating a sense of space and a natural flow to the circulation. Two reception rooms are to the left of the hallway. An elegant yet cosy sitting room which exudes warmth and character and features a working open fireplace and a large bay window with a view over the front gardens and the communal greenspace beyond. The second reception room is a versatile room, currently arranged as a fifth bedroom/study, and has an open fireplace and views over the back garden. To the right of the hallway, the open-plan kitchen/dining/family room spans the full depth of the property and is a light, bright and flexible space, with feature fireplaces and plenty of storage, it serves as the real heart of the home.

The kitchen features a rectangular island with quartz worktop, large stainless-steel sink, drawer storage and a breakfast area. There is a full range of integrated appliances including a full height fridge and separate freezer, dishwasher, oven and micro combi oven and a large, zoned induction hob with integral counter height extraction system. Complementing the island, solid oak worktops and open shelving provide additional workspace whilst undercounter drawers and full height cupboards meet all storage needs. The dining room, which can be separated from the kitchen by original sliding pocket doors, has ample space for a large dining table and storage suiting everyday living and entertaining needs. Bespoke cabinetry includes a 'drinks station' with storage, oak worktop and a handy round sink with water filter tap and plumbing for a hot water tap. An extension at the rear of the house provides additional reception space, currently arranged as an extra sitting room with large corner sofa and music rehearsal area. The space has two large skylights allowing light to flood in at all times of the year. A bespoke glass door system (where individual panels slide and pivot) seamlessly opens up the back of the house, inviting the garden in, offering flexible indoor-outdoor living options year-round. The ground floor also includes a utility cupboard with plumbing and electrics, a good size under stairs tool store, coat hooks. A convenient luxury shower room, with underfloor heating, extraction system and boiler storage cupboard together with a separate WC enhances the property's adaptability.

Upstairs, the home boasts four exceptionally spacious and well-proportioned double bedrooms, all accessed from a central square landing. The master bedroom and second bedroom enjoy views to the front of the property from large windows. The master bedroom benefits from a large built-in wardrobe system spanning the length of one wall and which includes a dressing table, ample shelving and various hanging spaces. Bedroom 2 has a feature fireplace, whilst bedrooms 3 and 4 look out to the rear of the house and have built in original wardrobes. The recently upgraded family bathroom offers a luxurious retreat and features a fully insulated Japanese-style soaking tub, a walk-in shower cubicle with rainfall and handheld showerheads, a vanity unit with twin sinks and drawer storage. Several wall-hung cupboards provide a neat home for towels and bathroom paraphernalia generated by everyday life. Complete with column radiator, underfloor heating, extraction system and a wall hung WC, it has been finished to the highest standard.

The rear garden, enclosed by a charming stone wall, is thoughtfully landscaped with a combination of lawn, patio, fruit trees and mature shrubs making it ideal for outdoor relaxation and entertaining. A pedestrian gate provides convenient rear access. To the front, the property offers off-road parking for two vehicles and a flagstone patio area spanning the width of the house, perfect for enjoying alfresco dining in tranquil surroundings. A pretty lawned area with fruit trees completes the setting and provides space for the option of additional outdoor storage solutions. There is lighting, power and water supplies to both gardens.

This splendid house in Earls Acre is a unique opportunity to own a characterful yet contemporary home with no onward chain. With high ceilings, versatile and abundant accommodation conveniently arranged over two floors, this property is ready to welcome its next owners to a life of comfort, style, and convenience all within a charming and unique setting.

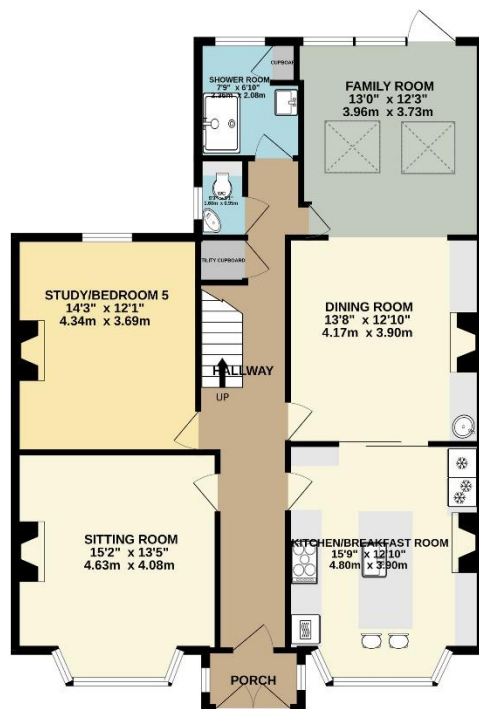
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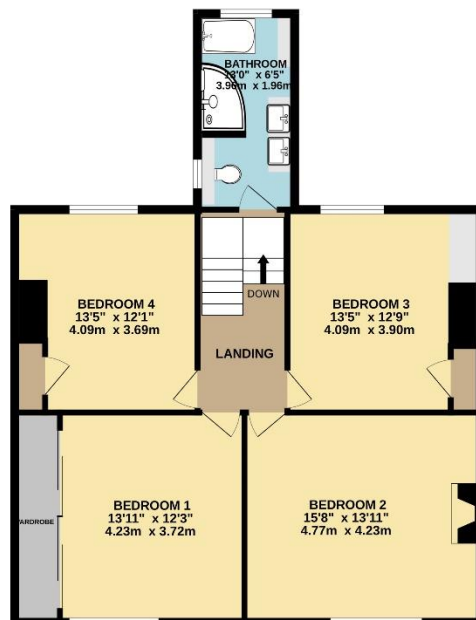
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GROUND FLOOR
1116 sq.ft. (103.7 sq.m.) approx.



1ST FLOOR
903 sq.ft. (83.9 sq.m.) approx.



TOTAL FLOOR AREA: 2020 sq.ft. (187.6 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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