



Holly Lodge, 2 Queens Road, Lipson, Plymouth, Devon, PL4 7PJ

Price £675,000



Nestled on a charming, tree-lined avenue just moments from Freedom Fields Park and within a mile of Plymouth City Centre, 'Holly Lodge' is a fabulous and spacious semi-detached Victorian villa, dating back to circa 1898. This very special period family home effortlessly blends timeless elegance with modern functionality, offering over three floors of versatile living space that perfectly caters to family life.

From the moment you step through the front door, the property's historical charm is immediately apparent. The entrance hallway features an original tiled floor that sets the tone for the rest of the home. A wealth of Victorian character details are beautifully preserved throughout the property, including ornate ceiling roses, picture and dado rails, leaded glazed windows, decorative fireplaces in many of the rooms, and a striking carved newel post and sweeping staircase that rises through the heart of the house.

The ground floor boasts a generously sized sitting room, perfect for relaxing or entertaining, which flows into a stunning conservatory overlooking the front garden. A large dining room sits at the centre of the home, ideal for family gatherings and dinner parties. The study offers a quiet retreat, ideal for home working or reading. Towards the rear of the property, a modern and well-equipped kitchen/breakfast room provides the perfect hub for everyday family life, complete with access to a practical utility room, WC, and multiple storage cupboards.

On the first floor, the spacious accommodation continues with three double bedrooms, including an impressive principal bedroom measuring nearly 20 feet in width. These rooms are served by a large family bathroom. There is a handy storage/dressing room off the landing.

The second floor provides three further generously proportioned bedrooms, including one with access to a delightful balcony a rare and tranquil feature in a home of this kind. A well-appointed shower room with WC and wash hand basin and eaves storage space complete this upper level, offering ample flexibility for guests, teenagers, or even the potential for a self-contained suite.

Tucked away behind the home, the rear gardens offer a tranquil retreat, featuring a generous expanse of lush lawn framed by vibrant, well-stocked flowerbeds. A large greenhouse stands proudly to one side, its interior graced by an established vine. Nearby, a sheltered patio invites quiet moments outdoors, while a discreet store provides practical storage.

At the front, an impressive pillared entrance off Queens Road opens onto a red brick driveway, offering private parking and a sense of arrival. The front gardens mirror the beauty behind the house, filled with mature plants, shrubs, and bushes that enhance the home's welcoming appeal.

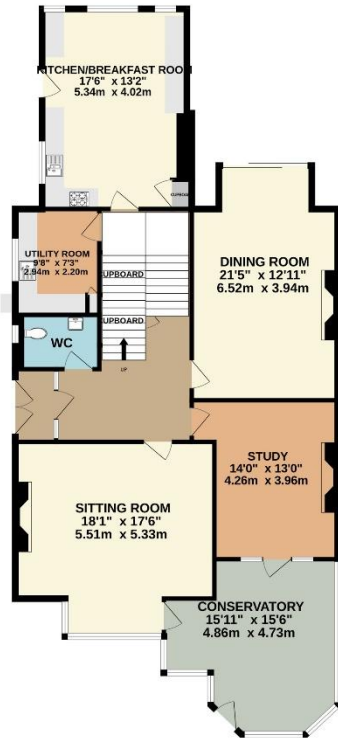
With its expansive layout, exquisite period detailing, and desirable location near local parks and city amenities, Holly Lodge is a rare gem — a true Victorian beauty ready to be treasured by its next family.



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



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Lang Town & Country
6 Mannamead Road
Plymouth
PL4 7AA

Tel: 01752 456000

Email: property@langtownandcountry.com

www.langtownandcountry.com

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