



225 Citadel Road East, The Hoe, Plymouth, Devon, PL1 2NG

£435,000



Set just moments from the picturesque Plymouth Hoe and the vibrant Barbican waterfront, this property is a truly exceptional four-storey guest house that perfectly balances historic character with modern convenience. This six-bedroom property offers panoramic views over nearby green spaces, generous accommodation across four levels, and the rare benefit of off-street parking for two vehicles — a prized feature in this sought-after location.

From the moment you enter, the home's period charm is immediately evident. A welcoming entrance porch leads into the central hallway, setting the tone for the tasteful interiors that follow. The ground floor features a spacious dining room ideal for hosting guests, along with a well-appointed kitchen, and Bedroom Five complete with its own en-suite — perfect for guests seeking privacy and comfort.

The lower ground floor houses a self-contained flat, ideal for generating additional income or providing accommodation for extended family. This level includes a bright lounge with direct access to the rear courtyard, Bedroom Six, and a full shower room.

On the first floor, you'll find Bedrooms Three and Four, both offering en-suite facilities. The layout allows for flexibility in guest arrangements or could be adapted for private use.

The top floor boasts Bedroom One to the front, with views toward the park and waterfront, and Bedroom Two to the rear, each benefitting from en-suite amenities or private wash facilities. A separate WC is also available on this floor.

Outside, the property continues to impress with secure off-street parking for two cars located at the rear — a major asset in such a central location.

Just a short walk from Smeaton's Tower, the Royal Citadel, and Plymouth's iconic seafront promenade, this address offers not only convenience but also a lifestyle rich in culture, history, and coastal beauty. With easy access to the Barbican's delightful array of restaurants, bars, and independent shops, this property is ideal as a thriving guest house or a unique multi-generational residence.

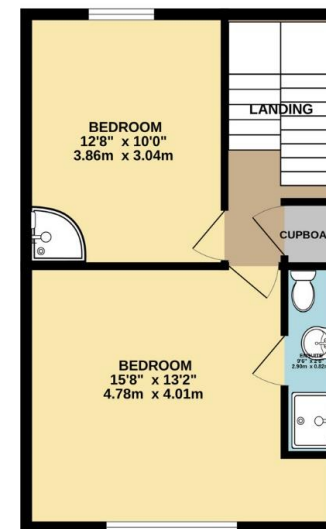
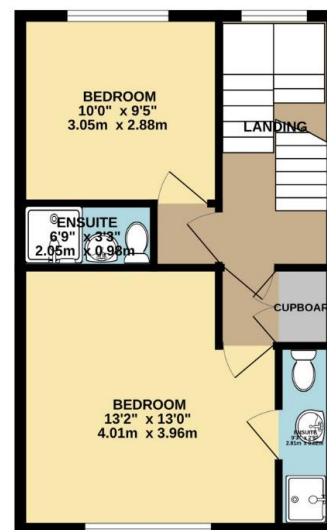
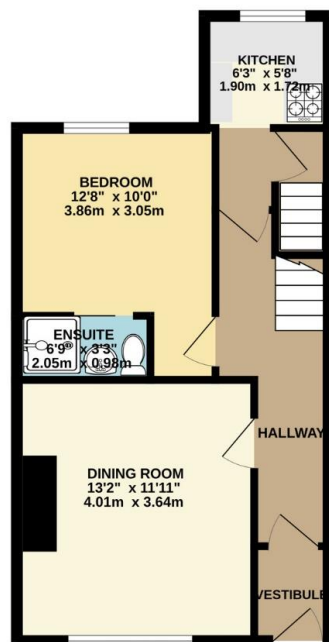
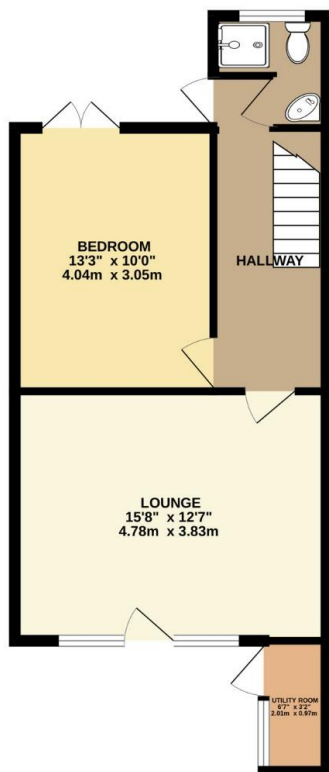
Agent's Note:

This charming property is currently operating as a successful guest house, offering a fantastic opportunity for those seeking a lifestyle business in a desirable location. Subject to the necessary planning permissions and consents, the property also presents potential for conversion to a full residential dwelling, making it an attractive prospect for private buyers. Interested parties are advised to make their own enquiries with the local planning authority regarding any change of use.



To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752200909).





TOTAL FLOOR AREA : 1708 sq.ft. (158.7 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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