



Flat 38, Clarence, 10, Royal William Yard, Stonehouse, Plymouth, Devon, PL1 3PA

Offers Over £300,000

Lang Town and Country are pleased to offer to the market an opportunity to Own a Grade I Listed Loft-Style Duplex with Unrivalled Views.

The Clarence is located at the renowned Royal William Yard, the development started by Urban Splash which has won a host of awards to date and is currently one of Plymouth's finest waterfront destinations. These stunning buildings form part of British maritime history and have a range of restaurants and art galleries which host events and exhibitions throughout the year.

Step into this exceptional Grade I listed loft-style duplex apartment, offering breath-taking panoramic views across the River Tamar and towards the scenic Mount Edgumbe. Located in one of the area's most desirable settings, this remarkable two-bedroom home is a true one-of-a-kind, blending historical charm with sophisticated modern living.

The apartment is located on the first floor which is accessed via communal stairs. Upon entering the apartment, you are welcomed into an entrance hall with a WC, storage space and the second bedroom / study.

As you ascend to the upper level, you're welcomed by a bright and spacious open-plan living area. Flooded with natural light from remote-controlled Velux windows, the space showcases stunning original features including solid oak flooring and characterful exposed stone walls. This seamless fusion of heritage and contemporary design creates a warm, inviting ambiance that's both elegant and inspiring.

Adjoining the living space is a stylish, well-appointed kitchen equipped with modern appliances and generous storage. Whether you're cooking for two or entertaining guests, the adjacent dining area provides an intimate yet functional setting for any occasion.

The apartment features two expansive double bedrooms, each offering a tranquil sanctuary with sweeping views of the picturesque landscape. Wake up each morning to the serene beauty of the river and countryside—an everyday luxury that elevates this home above the ordinary.

Ideal as a primary residence, weekend retreat, or holiday let, this property also benefits from the flexibility of short-term rental potential, making it an attractive investment opportunity in an area popular with tourists.

Residents enjoy the peace and quiet of a private setting while remaining within easy reach of local amenities, charming villages, and cultural attractions. Whether you're exploring the scenic riverbanks or delving into the rich heritage of the region, the location offers the perfect blend of tranquillity and convenience.

Additional highlights include a Residents Right to Park managed via SIP, adding to the ease of living in this well-connected yet peaceful development.

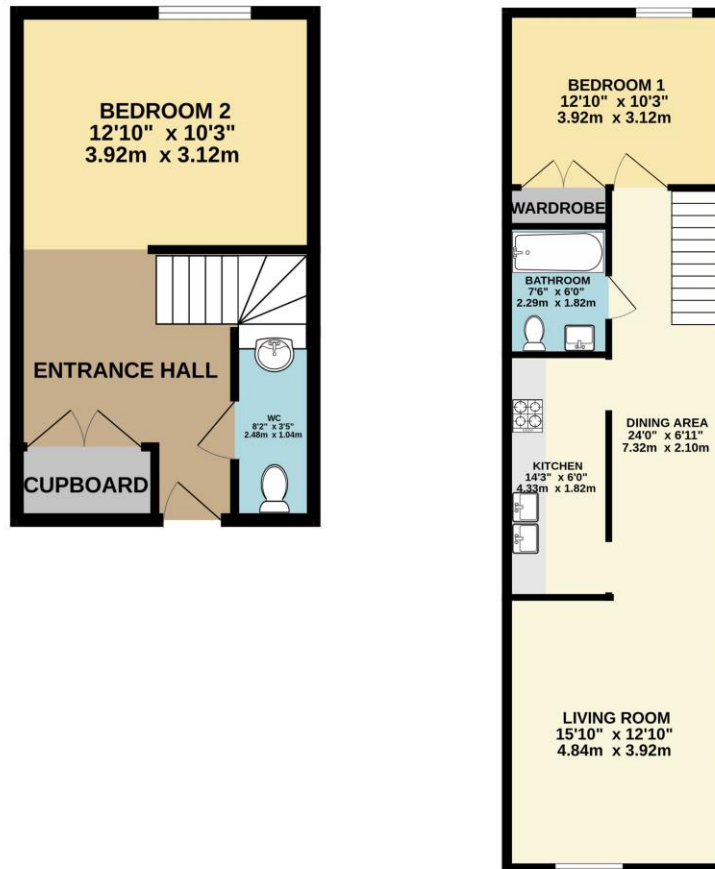
This is more than just an apartment—it's a chance to own a piece of history wrapped in contemporary comfort. Don't miss your opportunity to view this exceptional property. Contact us today to arrange a viewing and discover all it has to offer.

Leasehold Information: we understand the apartment is held on a Lease with 101 years remaining and subject to a service charge of approximately £3600 per year from but this is subject to change and an annual ground rent of approximately £395. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

To view this property call Lang Town & Country Estate Agents on **01752 200909**.







TOTAL FLOOR AREA: 926 sq.ft. (86.0 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.
Made with Metroplan 6/2025



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