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84 Lipson Road, Lipson, Plymouth, Devon, PL4 8RJ



# Guide Price £400,000

Lang Town and Country are delighted to offer this substantial family home, formerly a well-run house in multiple occupation. The property is located in a lovely position, directly opposite the popular Freedom Park with views in full. Freedom Park is the 'hub' of the local community, with regular events.

Convenience is seamlessly integrated with the presence of two electric car charging stations located immediately outside the front door. Stepping inside, one is immediately struck by the preservation of numerous original features, including elegant coving and authentic panelled doors, which whisper tales of the property's rich history. Spanning three thoughtfully designed floors, the interior boasts beautifully proportioned rooms throughout, enhanced by high ceilings that amplify the feeling of spaciousness and light. The generous living accommodation provides ample room for a growing family to thrive. To the rear of the property, a charming courtyard garden offers a private outdoor retreat. However, the true jewel in the crown is the stunning roof garden, a tranquil haven commanding breath-taking panoramic views of Plymouth Sound - an idyllic setting to unwind and savour the coastal ambiance at the close of a busy day.

Internally, the layout offers potential for flexible use of rooms, adapting effortlessly to the evolving needs of a family. The largest and arguably most impressive room in the house benefits from an enviable position, offering a direct and picturesque vista over the lush greenery of Freedom Fields Park. Modern comforts are assured with gas central heating and double glazing installed throughout. Adding a layer of reassurance, the property is equipped with a fire alarm and emergency lighting system.

Having been cherished and meticulously maintained by a local couple since 1993, this much-loved home now awaits a new chapter with a younger family who can fully appreciate the unique blend of period charm, modern convenience, and exceptional location this Edwardian townhouse has to offer.

An early viewing is essential to appreciate this spacious family home in a great location.

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











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