



26 The Brewhouse, 8 Royal William Yard, Stonehouse, Plymouth, Devon, PL1 3QQ

Offers Over £350,000

Lang Town and Country are delighted to offer to the market this beautifully presented first-floor apartment which is set within The Brewhouse—part of the iconic Grade I* listed Royal William Yard development. Originally built in 1824 under the supervision of renowned architect and engineer Sir John Rennie, the Royal William Yard is a breathtaking conversion of limestone and granite warehouses, now transformed into stylish waterside homes in one of Plymouth's most sought-after locations.

Perfectly positioned to enjoy the vibrant lifestyle the Yard has to offer, the apartment is just moments away from a variety of bars, restaurants, and boutique shops. Plymouth Hoe and the City Centre are also within easy reach. The development itself was sympathetically and creatively converted by the award-winning developer Urban Splash, blending historic charm with modern living.

Accessed via lift or stairs, the communal first-floor landing leads to a smart oak-fronted entrance door. Inside, a welcoming hallway provides access to a cloakroom fitted with a wall-mounted WC, wash basin, mirror, and natural limestone tiled flooring. A useful storage cupboard houses the district heating system, plumbing for a washer/dryer, and additional storage space.

The heart of the home is the open-plan sitting/dining area—a bright and spacious room with doors opening internally onto a Juliet balcony overlooking the courtyard. The kitchen, subtly separated by an opaque glass screen, is fitted with premium Miele integrated appliances, including an electric hob with extractor, oven and grill, fridge, dishwasher, and double stainless-steel sink, all complemented by a range of wall and base units.

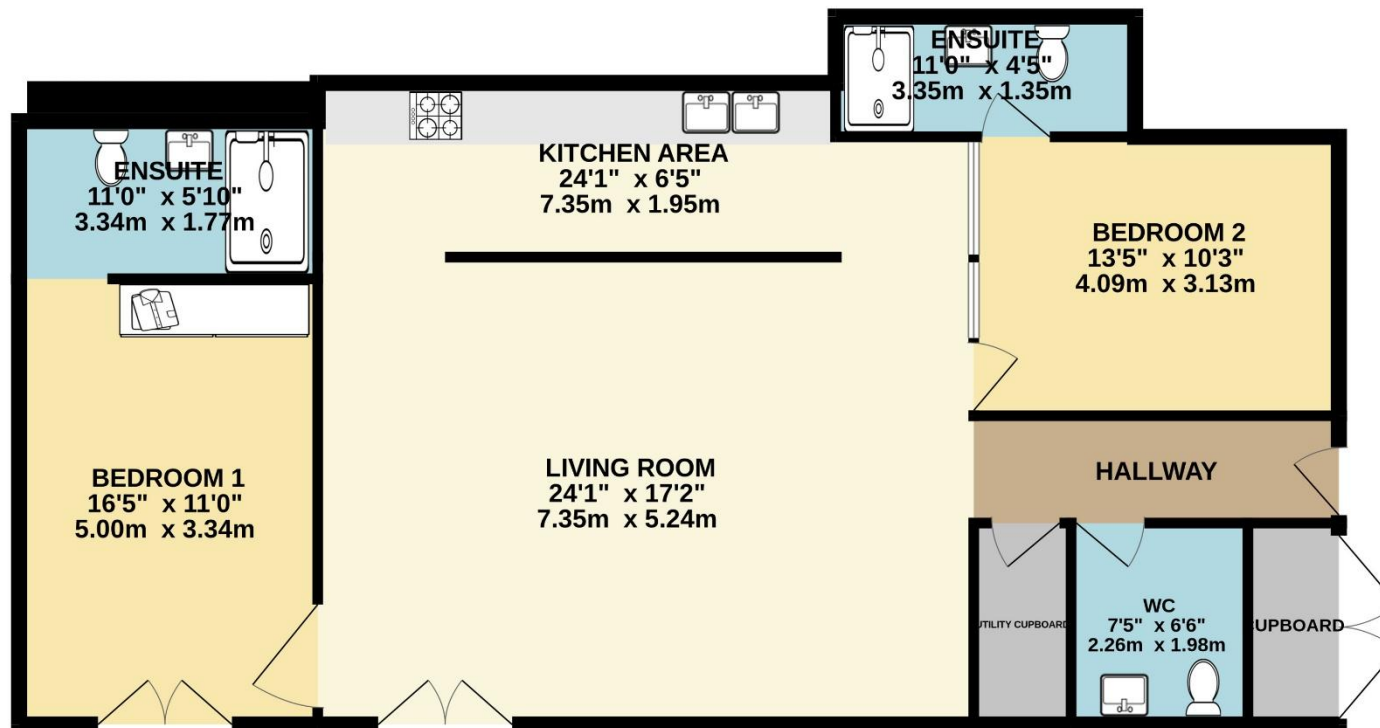
The property offers two generous double bedrooms, each with its own en-suite. The master bedroom boasts a striking exposed granite feature wall, built-in wardrobes, and floor-to-ceiling windows/doors that open onto a Juliet balcony with courtyard views. The newly renovated en-suite shower room adds a touch of luxury with its double walk in shower enclosure. The second bedroom also features built-in wardrobes, an opaque privacy screen, and access to its own en-suite shower room.

Further benefits include an allocated parking space (subject to a quarterly rent of £188) and the option to use the property as a holiday let, making it an attractive investment as well as a wonderful home.

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







TOTAL FLOOR AREA : 1141 sq.ft. (106.0 sq.m.) approx.

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