



Flat 76 The Brehouse, 8 Royal William Yard, Plymouth, Devon, PL1 3QQ

Guide Price £950,000



“Incentive - £75,000 to be reimbursed to purchaser on completion (T&Cs), as contribution towards future service charges. The Royal William Yard is a wonderful 8-acre site situated at Cremyll Point and enjoys magnificent views up the River Tamar and across to Cornwall. Originally constructed in 1824 under the supervision of the renowned architect and engineer Sir John Rennie, this magnificent array of Grade I Listed limestone and granite buildings occupies a fabulous waterside location and lies at the heart of the regeneration of both Stonehouse and Plymouth.

The Navy withdrew from the Yard in 1992, leaving behind these elegant and towering edifices which have since been imaginatively regenerated by the acclaimed developers Urban Splash—renowned for their successful revival of old, derelict and architecturally significant sites.

Royal William Yard today is a vibrant and dynamic destination, home to an excellent mix of galleries, bars and restaurants, an Everyman cinema, a gym, hair salon and wellness therapies. Residents and visitors enjoy a monthly Food & Craft market, regular events, and the convenience of a water taxi service to the historic Barbican and Mayflower Steps.

Local amenities include the nearby Devils Point, a marina with berths available (subject to arrangement), a foot ferry to Cremyll and Mount Edgcumbe Country Park, as well as regular public transport to Plymouth City Centre, just one mile away.

About Plymouth:

Plymouth is wonderfully located between Devon and Cornwall, nestled between the wild beauty of Dartmoor National Park and the stunning South Devon and Cornish coastlines. It is a true centre for boating, offering over 1,500 marina berths and thousands of additional moorings. The city boasts a beautiful waterfront with panoramic views over Plymouth Sound, saltwater swimming pools, and small foot ferries that cross the Sound to local attractions. You'll also find scenic parks and gardens such as Mount Edgcumbe and the National Trust's Saltram House. The historic cobbled streets of the Barbican provide charm and character, while cultural highlights include the National Marine Aquarium, Theatre Royal, The Box Museum and Art Gallery, and several multiplex cinemas. Plymouth also offers excellent shopping, a thriving restaurant and bar scene, and a top-ranking university. For commuters or those seeking easy travel, there are direct trains to London Paddington in just three hours.



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



Continued

About the Property:

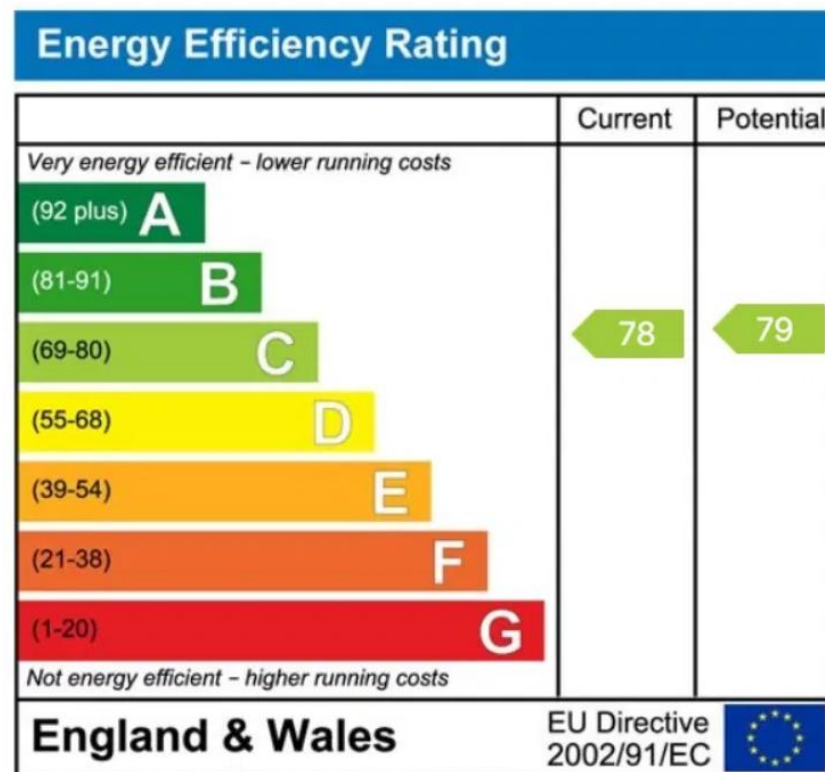
"Brewhouse" is a Grade I Listed building that has been sympathetically converted to provide 77 high-specification luxury apartments. This exquisite duplex penthouse apartment, located on the 4th and 5th floors of The Brewhouse, offers a rare opportunity to purchase a truly unique home—sold chain free. From the moment you step inside, you're greeted by uninterrupted water views from every room on both levels, offering a serene and ever-changing backdrop to daily life.

The fourth floor is dedicated to the bedroom suites, including a magnificent master bedroom with dressing area and luxury ensuite—complete with sunken bath, separate shower cubicle, twin sinks, heated towel rails and WC. Two further double bedrooms each feature built-in wardrobes and ensuite shower rooms for added comfort and privacy. A guest WC and a separate utility room complete this level. Upstairs on the fifth floor, the home truly sets itself apart. A vast open-plan kitchen, dining and living area offers soaring proportions and breathtaking waterside vistas—ideal for entertaining or relaxing in style. On one side, a private sun terrace provides a tranquil retreat with views of East Cornwall and the Royal William Yard basin, while on the other, a balcony overlooks Plymouth Sound and Mount Edgumbe, allowing you to enjoy outdoor living from sunrise to sunset.

Additional features include generous eaves storage on the upper level, a lockable store conveniently located next to the kitchen, and a private parking space.

With its unmatched living space, panoramic water views, and enviable position within one of Plymouth's most iconic waterfront developments, this chain-free penthouse apartment represents a rare lifestyle opportunity not to be missed.

We understand the apartment is held on a lease with approximately 100 years remaining, and subject to a service charge of around £1,444 per calendar month. **£75,000 to be reimbursed to purchaser on completion (T&Cs), as contribution towards future service charges.** All details are provided in good faith; prospective purchasers are advised to consult their solicitor for formal verification.





FOURTH FLOOR
1380 sq.ft. (128.2 sq.m.) approx.



FIFTH FLOOR
2555 sq.ft. (237.4 sq.m.) approx.



AL WILLIAM YARD, APARTMENT , THE BEWHOUSE, ROYAL WILLIAM YARD, STONEHOUSE, PL1

TOTAL FLOOR AREA : 3935 sq.ft. (365.5 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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