



Devon Mind, 8 Woodside, Greenbank, Plymouth, Devon, PL4 8QE

Price £595,000



Woodside House is a remarkable Grade II listed Georgian residence, once the former Captain's House, set in the heart of Plymouth just moments from Lipson Park and within easy reach of the City Centre. Full of history and architectural grace, this handsome property now presents an exceptional opportunity for a new owner to complete its transformation into the grand period family home it so clearly deserves to be.

An elegant, covered entrance with classical columns opens into a welcoming vestibule and central hallway, where original wooden flooring, moulded ceilings and a fine staircase immediately convey the home's Georgian heritage. To the front, two beautifully proportioned reception rooms, the sitting room and snug, each enjoy large sash windows and high ceilings, flooding the spaces with natural light. The kitchen and dining room provide generous family space and offer wonderful scope to create a stunning open-plan kitchen with direct access to the garden, as outlined in the approved architect's drawings. Also on this level are a useful boot room, cloakroom, utility area and scullery, together with a rear lobby that leads out to the garden.

On the first floor, the principal bedroom spans the entire width of the house and enjoys distant sea views through three tall sash windows. This magnificent room could readily be divided or reconfigured to include a luxurious en suite and dressing area. Two further double bedrooms and a charming family bathroom complete this level, alongside two additional cloakrooms. The sense of light and proportion continues throughout, offering flexible accommodation for a family or visiting guests.

The top floor offers two very spacious double bedrooms, each with dual-aspect windows and eaves storage, together with a central office or study that could equally serve as an additional bedroom. From this elevated position there are wonderful roofscape and sea glimpses, giving a real sense of height and openness.

Beneath the house lies a full height cellar, a rare and impressive feature for a property of this age. With granite steps, original flagstones, power and light, the cellar provides extensive storage and exciting potential for conversion into a wine cellar, studio or cinema room.

Outside, Woodside House stands within a generous walled plot. A broad driveway provides ample off-road parking and access to two garages, while the front garden is framed by mature shrubs and fruit trees, and planting. To the rear, the large, private garden is a particular highlight, featuring a broad stone terrace, raised beds and plenty of space for entertaining or family life. With imagination and care, this could become a truly exceptional outdoor setting.

Woodside House represents a rare opportunity to acquire one of Plymouth's historic homes, full of charm, scale and potential. With approved architect's drawings already in place for a sympathetic yet contemporary reconfiguration, it offers a fascinating chance to complete a remarkable restoration project in one of the city's most convenient and characterful locations.

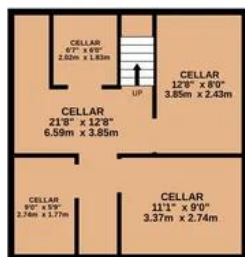
Greenbank is a vibrant and well-connected suburb close to Plymouth University, Freedom Fields Park and the railway station. The area is known for its handsome period homes and proximity to the city's main amenities. Plymouth itself boasts one of the largest natural harbours in the world, excellent schooling and direct rail links to London Paddington and Cornwall, with Dartmoor National Park just a short drive to the north.



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



BASEMENT
446 sq.ft. (41.4 sq.m.) approx.



GROUND FLOOR
1420 sq.ft. (131.9 sq.m.) approx.



1ST FLOOR
1237 sq.ft. (115.0 sq.m.) approx.



2ND FLOOR
992 sq.ft. (92.2 sq.m.) approx.



TOTAL FLOOR AREA : 4095 sq.ft. (380.5 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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