



LANG TOWN
& COUNTRY

7 Carlton Terrace, Lipson, Plymouth, Devon, PL4 8PR

LANG TOWN
& COUNTRY
SALES

Price £350,000

Lang Town and Country are pleased to offer to the market this beautifully renovated, mid terraced property which is superbly located close to the city centre and moments from the popular green spaces of Beaumont Park and Tothill Park.

This elegant home is rich in character and charm, showcasing a wealth of original features including ornate ceiling roses, decorative cornicing, original wooden floorboards, mosaic tiling and feature fireplaces. Meticulously updated throughout by the current owners, it seamlessly blends timeless period detail with today's modern comfort.

The ground floor welcome you via a vestibule into a spacious entrance hall. To the front sits a bright and inviting living room, complete with a bay window and wood burner that adds warmth and atmosphere.

The generous dining room overlooks the courtyard garden and provides direct access to it. To the rear of the ground floor, the impressive kitchen / breakfast room offers an abundance of worktop space and cabinetry, complemented by original Victorian cupboards that provide excellent additional storage.

A separate utility room and convenient WC complete the ground floor accommodation.

Upstairs the property continues to impress with four generous double bedrooms, all flooded with natural light thanks to the impressive large windows throughout. The standout master bedroom sits at the front and enjoys particularly spacious proportions. The family bathroom includes a bath with shower over, wash hand basin and WC.

From bedroom three, a door leads out to a raised terraced, offering access down to the low-maintenance rear garden and the off-road parking area. This versatile space could easily be used as additional outdoor seating or entertaining space as there is also on-street residents parking.

Beyond its character and style, the home stands out for its impressive energy-efficient upgrades. The current owners have installed external wall insulation to the rear, triple-glazed windows at the back, and underfloor insulation, all of which significantly enhance comfort and reduce energy use. The property is heated by an air source heat pump, supported by privately owned solar panels that help keep running costs low. An EV charging point adds further convenience. Thanks to these thoughtful improvements, the home boasts an excellent EPC rating of B a rarity for a period property of this age and style.

Offered to the market chain free, this exquisite, energy-efficient home combines period elegance, modern living, and a highly sought-after location, perfect for buyers seeking a characterful, spacious and convenience home.

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

www.langtownandcountry.com







TOTAL FLOOR AREA: 1605 sq.ft. (149.1 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 Metropix ©2025



Lang Town & Country
6 Mannamead Road
Plymouth
PL4 7AA

Tel: 01752 256000

Email: property@langtownandcountry.com

www.langtownandcountry.com

Lang Town & Country endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are connected, in working order or fit for purpose. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

