



23 South Hill, Stoke, Plymouth, Devon, PL1 5RR

Price £425,000



"South Hill" is quiet and friendly neighbourhood elevated above the City of Plymouth, enjoying sea breezes and panoramic views of the city and sea. The street, mainly comprised of Georgian townhouses, is situated within the desirable Stoke Damerel Conservation Area.

There is an excellent range of local facilities, within walking distance, including Stoke Village, Stoke Damerel Primary School, Devonport High School for Boys, Devonport Historic Park, Plymouth Albion RFC/Brickfields Complex and regular public transport to the City Centre, all less than one mile away.

This attractive and spacious, four storey, Georgian townhouse with south facing lawned rear gardens and a fine view of Plymouth Sound from the top of the house. The house has many period features which include ornate mouldings, fireplaces, working shutters and stripped doors. On the ground floor the spacious accommodation, which has gas fired central heating, comprises a sitting room with an original fireplace and an opening leading through to the living room which has a period working fireplace. There is also a dual aspect study/ bedroom on this level with an en-suite bathroom.

The garden level has been beautifully remodelled to provide a fabulous kitchen/dining room with a built in 'AGA' and French doors leading on to a secluded 'suntrap' patio area and rear south facing, well stocked, gardens. There is also a very useful utility room and a further bathroom on this floor.

On the upper two floors are three generous bedrooms, one of which has an en-suite shower. The first-floor bedrooms both have the original built-in and restored wardrobes all with shelves and hanging space. With the main bedroom having another stunning period fireplace. With the top floor having a separate shower room and a double dual aspect room, with views over the city towards Plymouth Sound.

The south facing walled rear gardens are undoubtedly an exceptional feature of the property. There is an attractive paved terrace which adjoins the kitchen and level lawns. There are well stocked flowering borders with attractive trees, plants, and bushes. There is a double garage at the rear of the property with paved alleyway access.

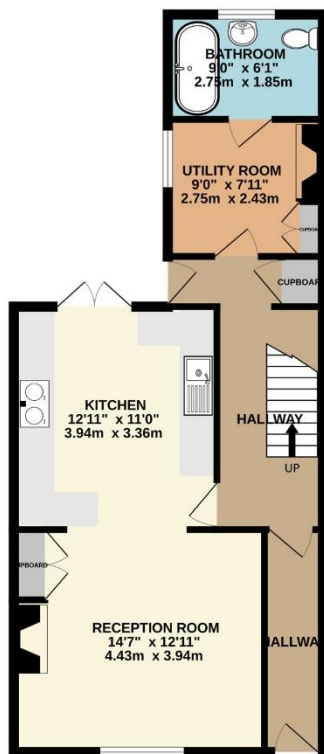
We would recommend an early viewing to appreciate this beautiful period property situated in a much sought after road.



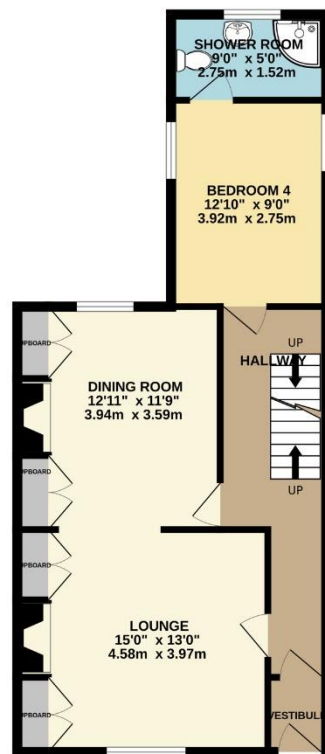
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



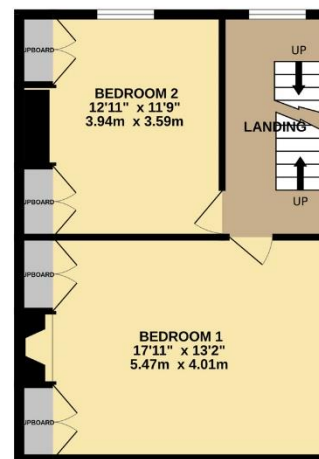
LOWER GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



GROUND FLOOR
603 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



2ND FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 2004 sq.ft. (186.2 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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