



Factory Cooperage, Plot 20, Royal William Yard,  
Stonehouse, Plymouth, Devon, PL1 3QQ

£425,000

- 🏠 Townhouse Style Property
- 🏠 Grade 2 Listed Conversion
- 🏠 Three Double Bedrooms
- 🏠 Mezzanine Level
- 🏠 High Specification & 999 Year Lease



**\*Character Features Reflecting Industrial Past \*Underfloor Heating \*Waterside Location \*Communal Amenity Space**

Originally built as a hub for crafting and restoring casks destined for the storage of rum, salt, and fresh water, the Factory Cooperage and its transformation mark a pivotal phase in the Yard's vibrant reinvention. In 2015, the eastern half of the perimeter building underwent a meticulous refurbishment, giving rise to Ocean Studios. This dynamic facility now offers workshop and studio spaces for local artists, complemented by a thriving café and gallery.

Award winning Poppy Developments has embarked on an exciting journey to revitalise the remaining western half of the perimeter building. This ambitious project entails the conversion of the existing structure into 24 distinctive townhouses, providing a rare opportunity to own a characterful home in this remarkable setting.

The designers have taken great care to preserve the historical charm and original features, paying homage to the Yard's industrial legacy. Each home will feature a generous mezzanine level, with one side left open to create an impressive double-height space on the first floor. Abundant natural light will grace these areas, courtesy of new discreet rooflights, the restoration of existing ones, and in some cases, the revival of dormant false windows. Several residences will enjoy enhanced natural lighting through the addition of new balconies crafted from the historic loading bays.

In keeping with the Yard's distinctive character, the specifications are set to be top-tier, with interior and exterior designs exuding both style and respect for the overall design philosophy. Expect an array of features, including exposed stone and brickwork, elegant crittal windows, soaring vaulted ceilings, exposed iron roof structures, columns, and 'charred' timber elements, creating captivating aesthetic contrasts.

Underfloor heating on the ground floors introduces a touch of modern luxury to the spaces, while column radiators on subsequent floors offer a nod to tradition, seamlessly blending the old with the new.

The existing courtyard will be thoughtfully landscaped, providing a communal outdoor haven for residents. Homes facing this inner courtyard will enjoy direct access from their living areas through sliding glass doors. Each residence will also have its own designated bike hoop situated within the covered colonnade.

All new homes at Factory Cooperage come with a 999-year lease (starting from 2023) and a 6-year Professional Consultancy Certificate, assuring you of lasting peace of mind.



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All room sizes are approximate