



Plot 8 Raglan Gatehouse, Madden Road, Devonport, Plymouth, Devon, PL1 4NE



£260,000



The Raglan Gatehouse development is situated within the increasingly popular area of Devonport, an area which has undergone huge regeneration over the last decade or so and includes thousands of new homes. Its proximity to the waterside, extensive refurbishment to the nearby Market Hall and the local church (now a well-used library and community hub as well as substantial reinvestment into the nearby Devonport Park and the Devonport Guildhall all adds to the eclectic appeal of Devonport as a place to live and invest. The area is situated close to HM Naval Base Devonport and the Babcock Royal Dockyard (an impressive 650-acre site and a major employer within the Plymouth area) and it benefits from great transport links into Plymouth City Centre and the wider area. Torpoint ferry is a short walk away giving direct access to southeast Cornwall and the beautiful Rame Peninsula.

Raglan Barracks Gatehouse, also referred to as Raglan Guardhouse or Raglan Main Gateway was the main gateway into Raglan Barracks and is the only part of the barracks remaining. This striking military building, in the heart of the recently regenerated area of Devonport, was built between 1853 and 1858 during the time of the Crimean War and was named after one of the Allied commanders of that conflict, Lord Raglan. The impressive gateway remains a well-known landmark in the local area perhaps because of its striking symmetrical design, which was the first commission for the Royal Engineer, Captain Fowke, an eminent architect of his time who later became famous for designing the Royal Albert Hall.

The Raglan Gatehouse development involves one of Plymouth's iconic historic buildings being sensitively converted into high end and well-designed living accommodation. The development seeks to retain as much of the original structure as possible and reinstates the sense of place that the Gatehouse would once have commanded in times gone by. The development consists of the conversion of the Gatehouse into four impressive split-level apartments as well as the building of four completely new mews houses.

#### Plot 8

An end of terrace three/four bed mews style house, uniquely situated on the quiet pedestrian backwater off Madden Road, has a private entrance, via a small front/side garden. The entrance lobby gives way to an open plan living room, containing kitchen/dining/sitting areas. The ground floor also contains a versatile double bedroom and a ground floor shower room. Stairs lead to a first floor where there are three further double bedrooms, one of which benefits from an ensuite shower room. A main bathroom completes the first floor of this newly built home. The property has the benefit of air source heat pump fuelled underfloor heating and PV panels and comes with an allocated parking space and a new home warranty.

#### Lease Information

Disclaimer: Please note the internal images are photographs of the interior of the newly built mews house and are intended to be indicative of the finish, of the converted apartments within the main Gatehouse building, only.

#### Dimensions:

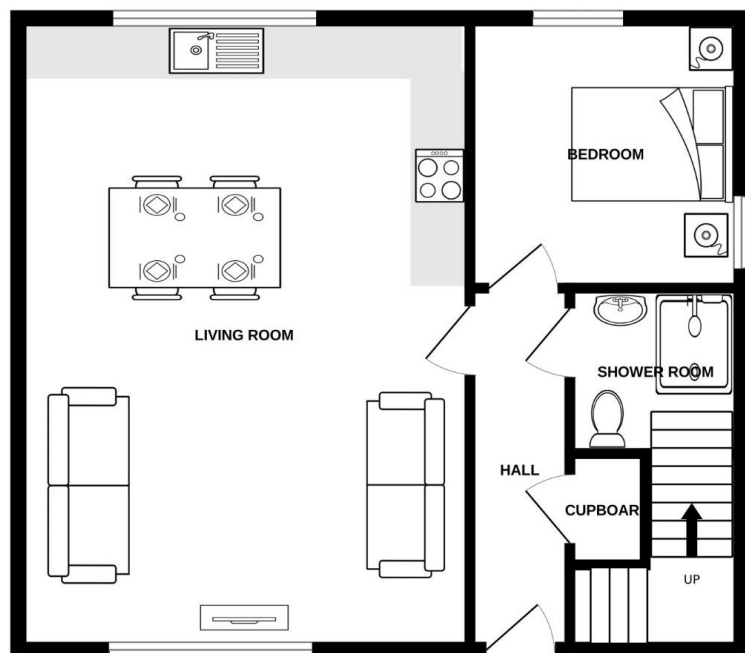
Lounge kitchen diner 22'07 x 12'07  
Bedroom 4 – 8'11(l) x 9'8(w)  
Downstairs shower room 5'7 x 5'7  
Bedroom 3 – 8'4 x 9'6  
Bedroom 2 - 8'4 x 12'8  
Bedroom 1 – 10'2 x 11  
Ensuite – 5'7 x 7'2



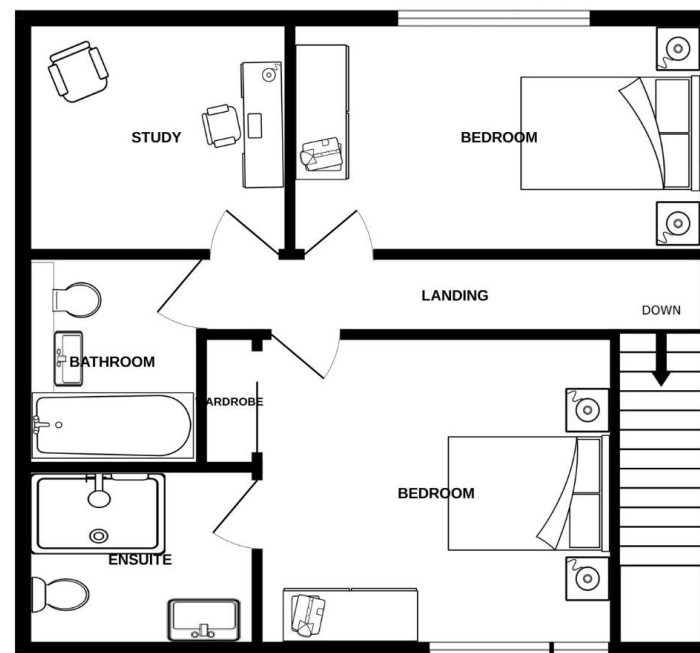
To view this property call Lang Town & Country Estate Agents on **01752 278499**.



GROUND FLOOR



1ST FLOOR



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6 Mannamead Road  
Plymouth  
Devon  
PL4 7AF  
01752 278499  
[newhomes@langtownandcountry.com](mailto:newhomes@langtownandcountry.com)

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