



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



£275,000



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.



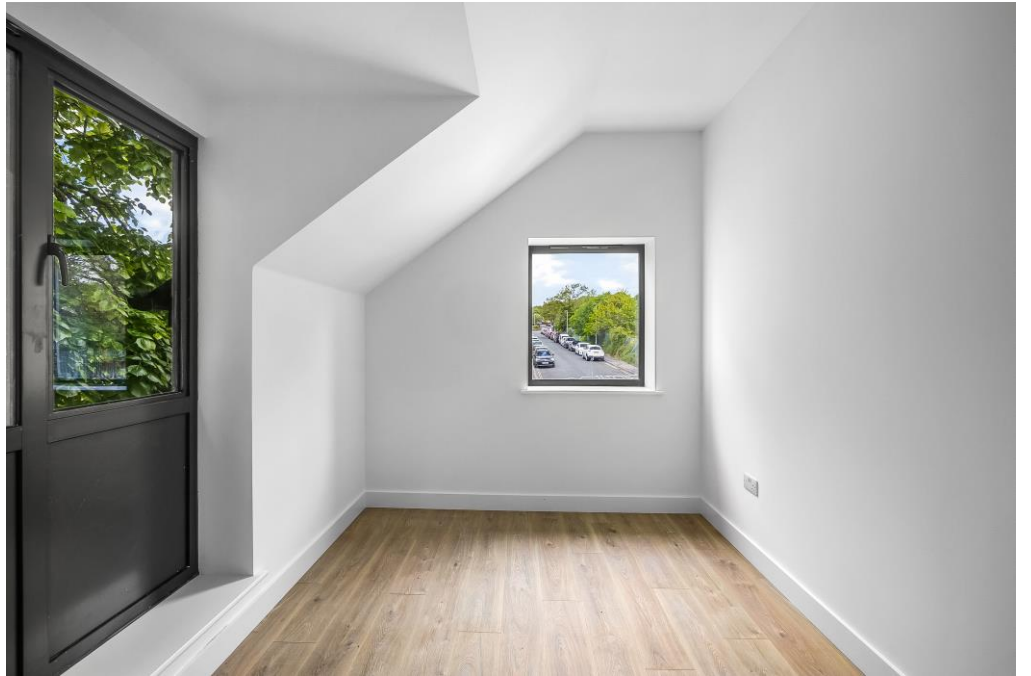
Plot 4 is a three-bedroomed, split-level apartment, set across the ground, first and second floors within the Grade II Listed Raglan Gatehouse, one of the city's historic landmarks undergoing sympathetic conversion into 4 luxury apartments. With access via a private entrance on the east side of the building opening into an entrance lobby where a feature staircase in the entrance lobby gives access to the accommodation above. On the first floor there is the master suite with ensuite shower room and private terrace and the main bathroom serving the rest of the apartment. Another set of stairs gives access to the second floor where two further bedrooms (one double and one single) and the main living accommodation are located within a dramatic new roof extension. The living accommodation consists of a light and airy open plan kitchen/dining/sitting room which opens onto two private terraces on the east and south sides of the building, enjoying far reaching views across the surrounding area. The property has the benefit of air source heat pump fuelled underfloor heating, PV panels and comes with an allocated parking space and a new home warranty.

Lease Information

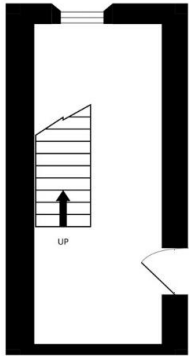
We understand the apartment is share of freehold with an underlying lease with 999 years remaining. Service charge £128.25. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

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.

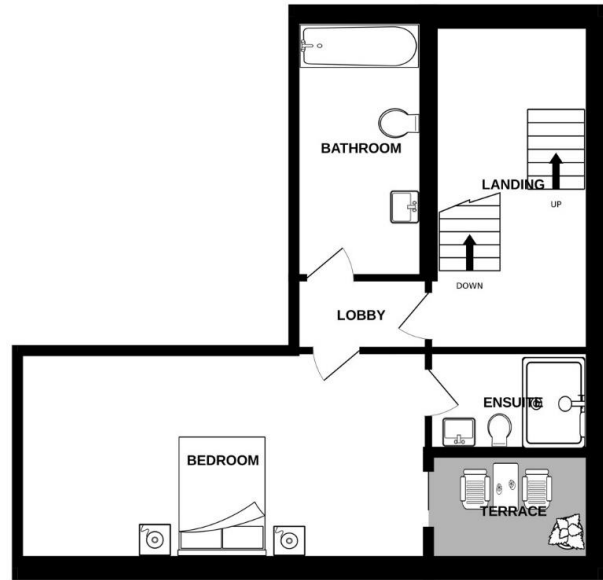
To view this property call Lang Town & Country Estate Agents on 01752 278499.



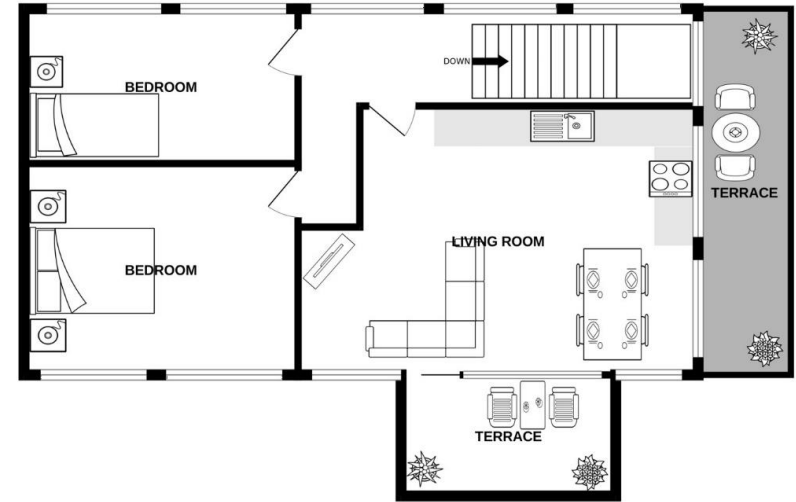
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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