



Factory Cooperage, Plot 15, Royal William Yard, Stonehouse,
Plymouth, Devon, PL1 3QQ

£799,950



Discover Plot Fifteen, an impressive and unique three/four-bedroom terraced townhouse nestled into the far western corner of the Factory Cooperage Perimeter Building. This elegant residence boasts a prime and unique location, with its entrance conveniently accessed via a tranquil internal courtyard, the plot then opens into generously proportioned accommodation spread over three floors. This home, whilst very much feeling like part of a smaller, more private community also has a strong connection with the southwestern corner of the yard itself and the sea beyond. It really does have the best of both worlds!

Upon entering, via a charming colonnade you will discover a generous hallway which provides numerous subtle but stylish storage solutions and grants access to the breathtaking dual aspect, open plan living room which is flooded with natural light from numerous feature windows and enjoys views across The Hamoaze. Ascending the stairs to the first floor you'll find two well-appointed double bedrooms, two luxury bathrooms and two staircases, one leading to a convenient study space/fourth bedroom and the other leading to the master bedroom where you'll discover a large light-filled space complete with open plan ensuite bathroom. This versatile and dramatic space provides a perfect place to relax and unwind.

Plot Fifteen combines comfort, space, elegance, and a strong connection with its location, making it an ideal place to call home.

Factory Cooperage:

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 buildings into 24 exclusive townhouses, providing a rare opportunity to own an iconic home in this unique setting.

The architects and developers have taken great care to preserve the historical charm and original features, paying homage to the Yard's industrial heritage. 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 windows, soaring vaulted ceilings, exposed iron roof structures, columns, and 'charred' timber elements, creating a captivating aesthetic contrast.

Underfloor heating to the ground floors introduces a touch of modern luxury living to these 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 bespoke sliding glass doors. There is provision for bike hoop situated within the courtyard for residents to use.

All new homes at Factory Cooperage come with a 999-year lease (starting from 2023). Each home has been built by local craftsmen and will be warrantied with an architect's certificate, ensuring that all building regulations and standards have

LEASE INFORMATION

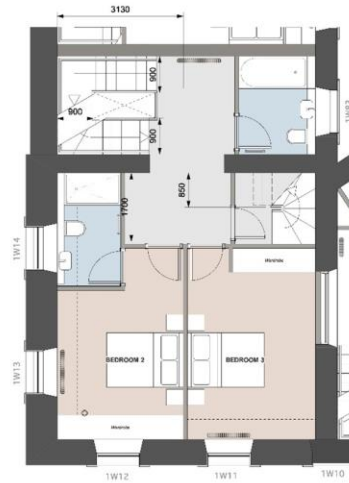
We understand the apartment is held on Lease with 998 years remaining and subject to a service charge of approximately £1.10 per Sq Foot, an annual management charge of approximately £900 (costs as of January 2024). The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

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

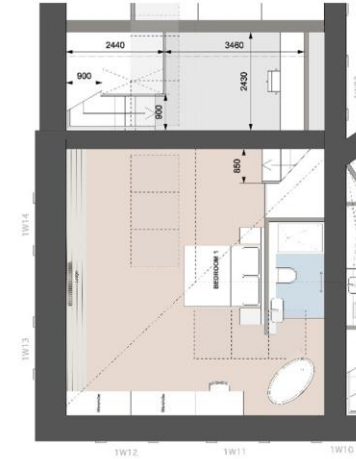




1 GF Plan
Scale: 1:50 @ A1



2 1F Plan
Scale: 1:50 @ A1



3 2F Plan
Scale: 1:50 @ A1

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