



Plot 10, Factory Cooperage, Royal William Yard, Stonehouse, Plymouth, Devon, PL1 3RP

**Price £430,000**

- Premium fitted kitchens with integrated Appliances.
- Contemporary bathrooms with porcelain tiles.
- Allocated Parking.
- Highly efficient gas central heating.
- 6-year warranty.



Discover Plot Ten, an inviting three-bedroom terraced townhouse nestled along the western edge of Factory Cooperage. This elegant residence boasts a prime location facing a tranquil courtyard. The ground floor living room, adorned with sliding glass doors, seamlessly connects to the landscaped amenity space at the heart of the central courtyard. A charming colonnade envelope the inner edge of the perimeter building, enhancing the overall aesthetic.

Upon entry, you'll be greeted by a generously sized entrance hall, granting access to the ground floor's open-plan living area and a convenient downstairs WC. Ascending the stairs to the first floor, you'll find two spacious double bedrooms and a well-appointed family bathroom. Both bedrooms offer delightful views of the courtyard.

Venturing to the mezzanine level, you'll discover the loft-style master bedroom, complete with an en-suite bathroom. This versatile space also accommodates a study area, perfect for your home office needs. Plot Fourteen combines comfort and style, 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 court yard 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 been met to ensure peace of mind.

### Royal William Yard

The Royal William Yard (RWY), named after King William IV, whose statue dominates the imposing arched entranceway, was originally designed by Sir John Rennie and constructed between 1825 and 1835, as a factory and supply depot for the victualing requirements of the entire Royal Navy Fleet. One of Britain's most important groups of historic military buildings, it contains the largest collection of Grade I listed military buildings in Europe. The complex forms a significant part of Plymouth's maritime and naval heritage and remains a significant and well-loved landmark today.

In 1999 Urban Splash began working alongside the Southwest Regional Development Agency to transform the redundant Yard into a thriving, sustainable mixed-use community. Urban Splash began to breathe new life into the complex, tasking architects, Ferguson Mann and Gillespie Yunnie, to design the units with maximise flexibility and to provide for a modern mixed-use complex, whilst retaining as much of the character and as many of the original features of the complex as possible. To date, Urban Splash has delivered over 220 new homes, 40,000sqft of offices, 32,500sqft of commercial space and a small marina.

The Yard is now a thriving community, offering a wealth of residential, commercial, retail and leisure facilities. Situated on a 15-acre site which enjoys dramatic views across The Hamoaze and Plymouth Sound, the yard also provides a stunning and unique backdrop to a programme of markets, cultural events, and exhibitions throughout the year.

