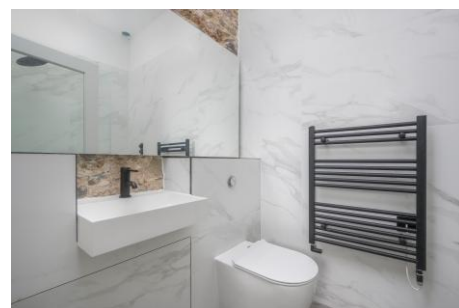




Factory Cooperage, Plot 23, Royal William Yard,
Stonehouse, Plymouth, Devon, PL1 3QQ

£775,000

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



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Discover Plot Twenty-Three, an impressive and unique four-bedroom terraced townhouse situated on the exterior western wall of the Factory Cooperage Perimeter Building. This elegant residence really has kerb appeal as it boasts a prime and unique location, with an impressive entrance via one of the building's original doorways. The plot then opens into generously proportioned accommodation spread over three floors and benefits from private parking within a sheltered courtyard. This home, whilst very much feeling like part of a smaller, more private community also has a strong connection with the western end of the Royal William Yard itself, and the sea beyond

Upon entering, you will discover a generous hallway which provides numerous subtle but stylish storage solutions and grants access to three of the four double bedrooms and a family bathroom. Bedroom two on this floor has an ensuite shower room. Ascending the stairs to the first floor you'll find a dramatically proportioned open plan living room, rich with original features from the building's industrial past and plenty of space for cooking, dining and relaxing. Additionally on this level, a separate and very versatile snug provides the perfect place to relax and unwind. A further staircase leads to the mezzanine level where you'll discover a master bedroom, a large light-filled space complete with more dramatic features and an open plan ensuite bathroom.

Plot 23 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.

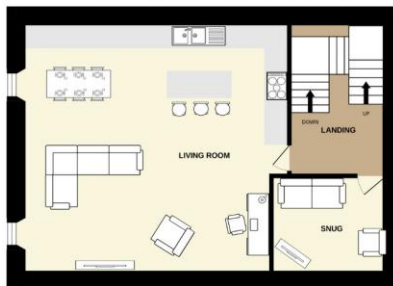
The existing courtyard will be thoughtfully landscaped, providing a communal outdoor haven for residents. Homes facing this inner courtyard will enjoy direct access from their living areas through bespoke sliding glass doors. There is provision for bike hoop situated within the courtyard for residents 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 been met to ensure peace of mind.

GROUND FLOOR



1ST FLOOR



MEZZANINE



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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