

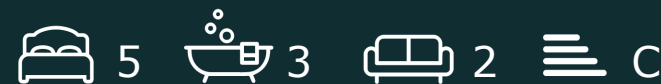


DC
LANE

SELL • LET • MANAGE

Athenaeum Street, Plymouth, PL1 2RH

£575,000 Freehold





Athenaeum Street

Plymouth, PL1 2RH

- Exceptional Grade II Listed Period Home
- Arranged Over Four Storeys
- Self Contained Airbnb
- Tastefully Presented
- Parking Two Vehicles
- Five Double Bedrooms
- Moments From Plymouth Hoe
- Original Features & Ornate Architecture
- Private Garden Oasis
- Council Tax Band D

Set just a short stroll from the historic Plymouth Hoe waterfront and within easy reach of the vibrant city centre, this remarkable Grade II listed home, dating back to 1829 effortlessly blends rich period character with stylish modern touches.

Arranged over four storeys, the property showcases exquisite original features, including stripped floorboards and period fireplaces with new sash windows to the front with privacy film designed to retain warmth while softening direct sunlight. The welcoming hallway sets the tone for the home's elegant character and flows into a well-appointed kitchen both stylish and practical, with warm wood block worktops and ample space for a statement dining table and chairs, ideal for casual family meals or entertaining guests. The space opens into a generous lounge, where an ornate plastered ceiling creates a sense of grandeur. A period fireplace is the focal point, flanked by original built-in cupboards, offering both charm and functionality in this inviting living area. A contemporary bathroom serves the two principal bedrooms featuring a modern freestanding bath and a walk-in shower for an added touch of luxury. On the top floor, a vaulted bedroom ceiling with exposed beams adds rustic charm and a further double bedroom are complemented by an additional shower room.

The lower floor houses a fully operational Airbnb, generating an impressive income this stylish self-contained space boasts a generous open-plan living area, a modern shower room, and a spacious double bedroom, ideal for guests or extended family.

Externally, the slate hung facade opens onto a beautiful low-maintenance garden. This paved sun trap, bathed in all day sunlight is framed by well-stocked borders and leads to a private parking area for two vehicles, a valuable asset in such a central location.

This is a unique opportunity to own a home of historical significance with modern comforts, income potential and close to one of Plymouth's most iconic settings.



£575,000



Ground Floor

Lounge 12'3" x 13'3" (3.75 x 4.05)

Kitchen/Diner 15'2" x 12'11" (4.64 x 3.95)

Cloakroom/WC

First Floor

Bedroom One 19'1" x 12'11" (5.82 x 3.95)

Bedroom Two 12'2" x 13'3" (3.73 x 4.05)

Bathroom 6'6",144'4" x 8'2" (2,44 x 2.49)

Second Floor

Bedroom Three 11'4" x 10'9" (3.46 x 3.30)

Bedroom Four 17'1" x 10'8" (5.22 x 3.26)

Shower Room 3'1" x 9'6" (0.96 x 2.90)

Lower Ground Floor



Open Plan Living Room 15'9" x 13'11" (4.81 x 4.25)
 Shower Room 7'1" x 6'5" (2.18 x 1.96)
 Bedroom 19'1" x 12'3" (5.82 x 3.75)

Directions

Head north on Mutley Plain Turn right onto Ford Park Rd 0.5 mi Continue onto Central Park Ave 0.3 m At Pennycomequick Roundabout, take the 1st exit onto Pennycomequick Hill/A38 Continue to follow A3 0.2 At N Cross Roundabout, take the 3rd exit onto Western Approach/A374 0.6 mi Continue straight onto B3240 0.3 mi Turn right onto Atheneum Street and the property can be found on the right.

Scan for Material Information



Council Tax Band: D





Floor Plans

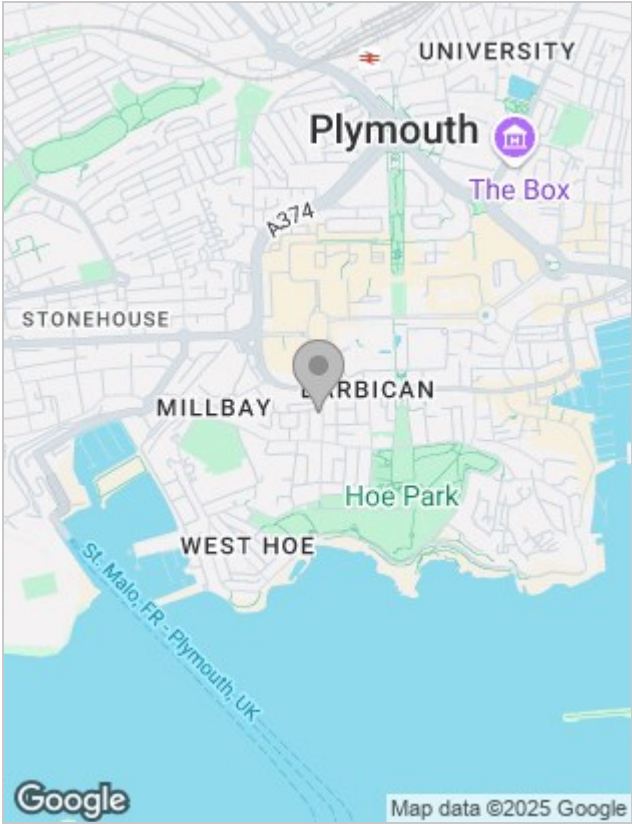


Viewing

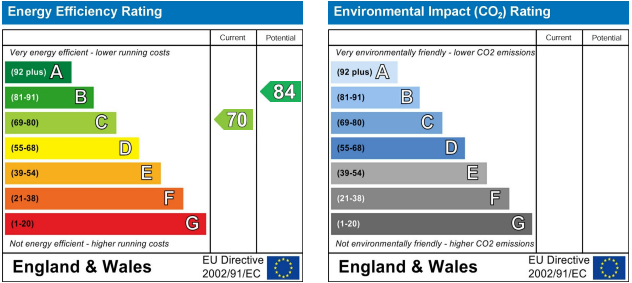
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph



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