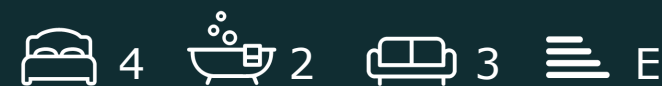




DC  
LANE

SELL • LET • MANAGE

Durnford Street, Plymouth, PL1 3QR  
£750,000 Freehold









# Durnford Street

## Plymouth, PL1 3QR

- Period Property
- Arranged Over Five Storeys
- Waterside Location
- Roof Terrace & Views
- No Onward Chain
- Five Bedrooms
- Generous Accommodation
- Wealth Character Features
- Three Basement Rooms
- Council Tax Band E

DC Lane is delighted to present this handsome residence ideally located on the picturesque Durnford Street just moments from the vibrant Royal William Yard offering the perfect blend of city living and waterside lifestyle.

This substantial period family home arranged over five floors offers a wealth of character features combined with flexible accommodation. The property boasts ornate period details including original fireplaces, intricate coving, tall windows with shutters and grand interconnecting doors. The ground floor welcomes you with a generous entrance hallway leading to an elegant lounge and formal dining room, seamlessly linked by tall statement doors. Both rooms feature beautiful period fireplaces and classic detailing throughout. A spacious kitchen/breakfast room offers an abundance of cabinetry and opens directly onto the garden through double doors. Stairs descend to the lower ground floor, where three sizeable basement rooms provide excellent potential for use as a home cinema, gym or additional entertaining spaces. To the first floor, the magnificent principal bedroom spans the full width of the house, flooded with natural light from expansive windows and featuring a striking original fireplace. A further double bedroom is located to the rear served by an impressive and oversized bathroom complete with roll top bath and separate shower cubicle. The second floor offers further flexible accommodation with a stylish reception room interconnecting to another double bedroom. A spiral staircase leads to the top floor, where a further bedroom with en suite shower room opens directly onto a private roof terrace with sweeping views towards Plymouth Sound. The low maintenance rear garden is enclosed and benefits from gated rear access.

Offered with no onward chain, this exceptional home combines period grandeur with practical modern living and would suit a range of lifestyle needs including multigenerational living or simply as an impressive family home.

£750,000



### Ground Floor

Lounge 15'1" x 14'0" (4.60 x 4.28)

Dining Room 13'1" x 13'9" (4.00 x 4.20)

Kitchen/Breakfast Room 10'9" x 24'11" (3.29 x 7.61)

### Lower Ground

Basement Room 1 20'0" x 12'3" (6.12 x 3.75)

Basement Room 2 20'0" x 12'11" (6.12 x 3.95)

Basement Room 3 10'9" x 24'11" (3.29 x 7.61)

### First Floor

Bedroom One 20'0" x 14'0" (6.12 x 4.28)

Bedroom Two 13'1" x 13'9" (4.00 x 4.20)

Bathroom 10'9" x 19'9" (3.29 x 6.04)





WC

Second Floor

Bedroom Four 13'2" x 13'9" (4.02 x 4.20)

Reception Room 20'0" x 14'0" (6.12 x 4.28)

Third Floor

Attic Room 20'4" x 22'4" (6.21 x 6.82)

En Suite Shower Room 6'7" x 9'1" (2.03 x 2.77)

## Directions

Exit Mutley Plain onto Tavistock Place/A386. Head south toward city centre. Continue straight onto A386 Turn right onto Paradise Road, then immediately onto Cornwall Street/A374. Follow A374 through City Centre toward Millbay. Turn right onto Durnford Street. and the property can be found on the left.

## Scan for Material Information



**Council Tax Band: E**





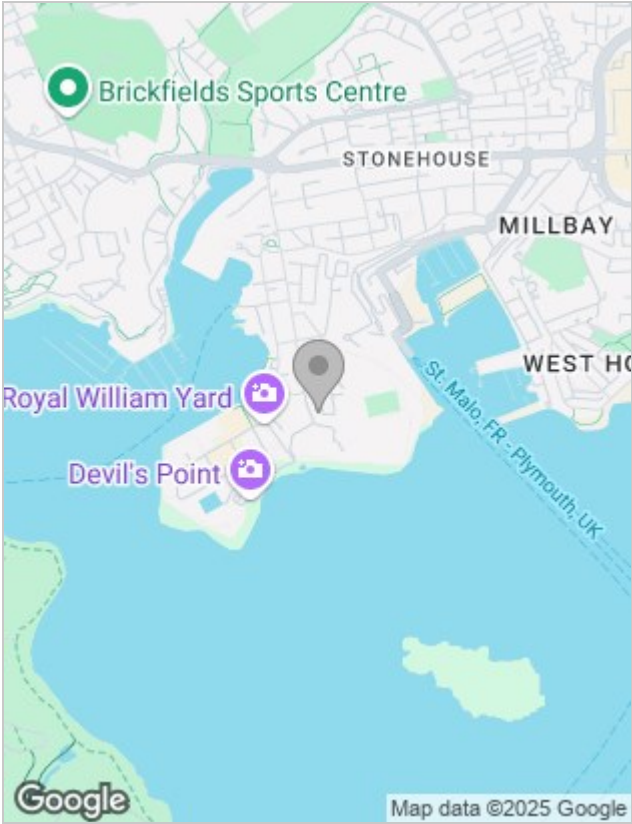




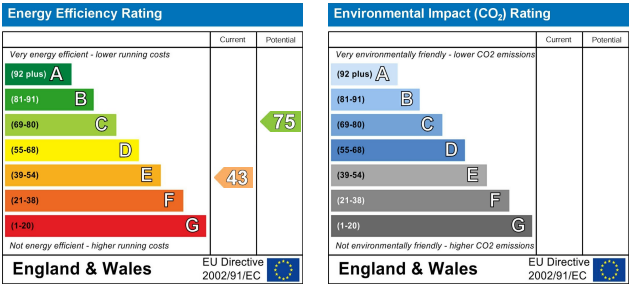
Floor Plans



Location Map



Energy Performance Graph



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.