



1 Delgany Villas

Derriford, Plymouth, PL6 8AG

£900,000



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DELGANY VILLAS, DERRIFORD, PLYMOUTH, PL6 8AG

SUMMARY

Situated on a little-known private drive off Tavistock Road serving only 8 properties, Delgany Villas form a terrace of four late-Victorian villas built circa 1896. The quiet, almost rural feeling position with an abundance of trees is probably one of the most desirable spots in Derriford. 1 Delgany Villas is a substantial end-of-terrace villa surrounded by extensive mature gardens in a plot of almost half an acre.

A generously-proportioned, light and airy home, retaining an attractive array of characterful and original features together with modern conveniences. The property also benefits from a large circa 1930s garage with adjoining modern-built, centrally heated and double glazed studio room/office with wraparound mezzanine floor which offers potential for conversion.

The accommodation is laid out over 2 storeys and briefly comprises, large hall and reception room with marble fireplace. A wide shallow tread staircase rises to the first floor. Spacious dining room with French doors to the front and fireplace, a generous-size sitting room with Minster fireplace and French doors to front. Downstairs wc. There is a high-quality integrated hand-crafted kitchen with Portuguese marble work surfaces and hand-thrown terracotta tiling. Off the kitchen, in a matching style is a useful utility room leading to the rear lobby and adjoining outbuildings including a boiler room, former wc and store.

At first floor level, a half landing and main landing provide access to 4 large double bedrooms, a well appointed shower room with Portuguese marble and Mira electric shower and a well-appointed bathroom. There is access to a large loft over, which is part-floored and insulated.

Enveloped by gardens providing a good degree of privacy, an extensive drive with parking for numerous vehicles, newly-erected veranda and a range of outbuildings. These include the former wc, coal store, boiler room with Worcester Greenstar 200s Highflow 440 boiler, which is serviced annually and provides for the central heating and hot water. The large single garage is adjoined by a modern-built studio/office room with mezzanine floor, which could potentially be converted to provide annexe accommodation subject to any necessary consent or approval.

On the opposite side of Delgany Drive is a further large and level lawned garden, previously used as a tennis court with clear boundaries, namely a fence on one side and a hedges to the others with lapsed planning permission for a detached single-storey dwelling.

Set in a prime established residential area of Derriford with a variety of local services and amenities nearby. The position is convenient for access into the city and close by Derriford hospital, business parks and Plymouth Marjon University. A short drive from Dartmoor.

LOCATION

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ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

19'6 x 7' (5.94m x 2.13m)

An 'L-shaped' room.

RECEPTION ROOM

13' x 11'11 (3.96m x 3.63m)

Marble fireplace.

DINING ROOM

17' x 14'11 (5.18m x 4.55m)

Fireplace.

SITTING ROOM

16'9 x 15'11 max dimensions (5.11m x 4.85m max dimensions)

Minster fireplace.

CLOAKROOM/WC

8'6 x 3'11 (2.59m x 1.19m)

Fitted with a wc and wash hand basin.

KITCHEN

12'8 x 12'1 (3.86m x 3.68m)

Quality-fitted integrated handcrafted kitchen including a gas-fired Aga, cooker. One-&-a-half bowl sink unit.

UTILITY ROOM

9'7 x 6'10 (2.92m x 2.08m)

Range of fitted storage.

REAR LOBBY

5'9 x 5'9 (1.75m x 1.75m)

Built-in storage.

BOILER ROOM

6'11 x 5'11 (2.11m x 1.80m)

Housing the Worcester Greenstar Highflow 440 boiler servicing the central heating and the domestic hot water.

STORE

3'9 x 2'9 (1.14m x 0.84m)

FORMER WC

3'7 x 4'6 (1.09m x 1.37m)

FIRST FLOOR

LANDING

Large part-boarded loft with conversion potential.

BEDROOM ONE

16'9 x 13'6 (5.11m x 4.11m)

Fireplace.

BEDROOM TWO

15'1 x 13'7 (4.60m x 4.14m)

Fireplace.

BEDROOM THREE

13'1 x 10'11 (3.99m x 3.33m)

Fireplace.

BEDROOM FOUR

12'1 x 10'10 (3.68m x 3.30m)

Fireplace.

BATHROOM

12'1 x 7'2 (3.68m x 2.18m)

Comprising a bath and wash hand basin.

SHOWER ROOM

9'7 x 5'3 (2.92m x 1.60m)

Comprising a shower, wc and wash hand basin.

EXTERNALLY

GARAGE

19' x 12' (5.79m x 3.66m)

Up and over door to the front elevation. Doorway leading into the studio/office.

STUDIO/OFFICE

19'5 x 13' (5.92m x 3.96m)

Extensive wrap-around mezzanine floor over which is accessed via a ladder-type staircase.

GARDENS

Extensive gardens and grounds with parking for numerous vehicles. Additional large separate garden on the opposite side of the private drive.

COUNCIL TAX

Plymouth City Council

Council Tax Band: E

SERVICES PLYMOUTH

The property is connected to all the mains services: gas, electricity, water and drainage.



Road Map



Hybrid Map



Terrain Map



Floor Plan

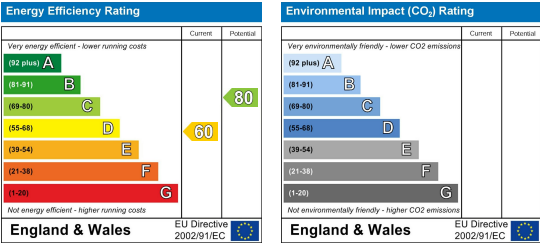


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Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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