



3 Collingwood Villas
Stoke | Plymouth | Devon | PL1 5NZ



STEP INSIDE

3 Collingwood Villas

An Elegant and Opulent Victorian Villa in the Heart of the Stoke Damerel Conservation Area

Believed to date back to circa 1850, this Grade II Listed semi-detached Victorian villa exudes timeless charm and grandeur. Set within large, beautifully landscaped grounds on a highly desirable tree-lined avenue, this exceptional home lies within the Stoke Damerel Conservation Area, just a short walk from the well-regarded primary school bearing the same name and the Devonport High School for Boys.

Over recent years, the property has been tastefully and extensively improved, blending period elegance with high-spec contemporary living. Notable enhancements include a stunning remodelled open-plan kitchen/dining/breakfast room, fitted with premium Miele appliances including two ovens (one a steam combination oven), a warming drawer, an integrated dishwasher, and a sleek induction hob set within the bespoke centre island. The island itself also houses a concealed Caple extractor fan, a two-drawer Hotpoint fridge, and features a breakfast bar at one end and a fitted oak dining table at the other. Silestone worktops by Cosentino and a Quooker boiling water tap add both practicality and luxury. This impressive space opens seamlessly into a charming morning/family room, ideal for relaxed living.

The accommodation flows from an inviting entrance vestibule into a grand reception hall, with a cloak cupboard, rear vestibule, and separate tradesman's entrance offering practical touches. The main living areas include a formal drawing room, an elegant sitting room, and on the lower ground floor, a study/cellar, W.C., utility room, and store/rear lobby. The morning/family room sits open-plan to the kitchen, offering a heart for family living.

The first floor features two generously sized double bedrooms, including a light-filled master with dual-aspect windows and a substantial shower room. The second floor provides three further double bedrooms, a well-appointed family bathroom and a large airing cupboard, offering flexible and spacious accommodation across all levels.

The property retains an abundance of period features, including fireplaces, window shutters, ceiling roses, elaborately moulded cornices, dado and picture rails, and magnificent stained glass doors, all adding to the historical charm and character.

Additional improvements include modern contemporary bathroom and shower suites, and the creation of a strikingly modern utility room.

















STEP OUTSIDE

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Externally, double wrought iron gates open onto a gravelled driveway that leads to a detached double garage. The rear garden is a standout feature — expansive, private, and beautifully maintained, with a large lawn, established hedging, and a wide variety of mature trees and shrubs. A spacious patio adjacent to the house and a second patio beside the summer house offer ideal settings for entertaining or peaceful retreat.

Further benefits include gas central heating and immaculate presentation throughout, making this truly special home ready to welcome its next discerning owner.

Location:

The Stoke Damerel Conservation Area in Plymouth, designated in 1985, is a historically significant district located in the suburb of Stoke. Originally a small hamlet and later the mother parish for the growing town of Devonport, the area developed rapidly in the 19th century with the construction of elegant terraced housing and villas. It retains a strong sense of its maritime and Victorian heritage, with landmarks such as the Stoke Damerel Church and the former Royal British Female Orphan Asylum adding to its character.

Architecturally, the area showcases Georgian and Victorian influences, complemented by green spaces like the Devonport Park, the Stoke Damerel Park and the tranquil churchyard, which provide scenic spots rich in mature trees and birdlife. Its conservation status ensures the preservation of its unique charm, making it a desirable place to live, appreciated for both its historical importance and its community feel. The area benefits from its proximity to schools, local amenities, and Plymouth Sound, blending heritage with livability.

Plymouth is a vibrant coastal city in Devon, known for its rich maritime heritage, scenic waterfront, and historic landmarks such as the Hoe and Royal William Yard. With a mix of modern amenities and charming cobbled streets, it offers a great balance between urban living and natural beauty, including access to Dartmoor National Park and stunning nearby beaches.

Home to the University of Plymouth, Derriford Hospital and a thriving arts and culture scene, the city attracts families, professionals, and students alike. Excellent transport links, a strong sense of community, and ongoing regeneration projects make Plymouth an increasingly attractive place to live and invest in property.







TOTAL FLOOR AREA : 3343 sq.ft. (310.5 sq.m.) approx.

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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Council Tax Band: F
Tenure: Freehold

OIEO £800,000

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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