



Hoe Gardens, PLYMOUTH, PL1 2JD

In Excess of **£395,000**





Hoe Gardens

PLYMOUTH

Luxury Grade II listed Victorian residence with stunning stained glass windows, 4 bedrooms, separate dining room, communal gardens, private courtyard. Ideal for family living or Air B&B.

Council Tax band: D

Tenure: Freehold

- Enclosed Rear Courtyard
- Communal Gardens
- Kitchen/Breakfast Room
- Grade II listed double fronted Victorian residence built in 1862
- Selection of feature stained glass windows
- Four bedrooms
- Spacious Family home with Air B&B potential
- Separate dining room
- Lounge
- Two bathrooms
- Period Features
- Freehold



Hoe Gardens

PLYMOUTH

Step into luxury living at this stunning Grade II listed double fronted Victorian residence. You'll be greeted by an impressive selection of feature stained glass windows that add a touch of elegance to this beautifully preserved property. With four bedrooms, this spacious family home has endless potential, making it perfect for those looking to turn it into a income hotspot.

As you enter, you'll find a separate dining room ideal for hosting dinner parties or intimate gatherings. The kitchen/breakfast room offers a perfect space to enjoy a leisurely morning cup of coffee. The lounge provides a cosy retreat where you can relax and unwind after a long day. With two bathrooms, mornings will be a breeze as everyone gets ready for the day ahead.

Each bedroom offers a tranquil oasis for rest and relaxation, while the period features throughout the house add character and charm. The communal gardens provide a peaceful escape from the hustle and bustle of daily life, perfect for enjoying lazy Sunday afternoons.

The enclosed rear courtyard offers a private outdoor space, ideal for hosting summer barbeques or simply soaking up the sun. Whether you're looking to enjoy a quiet moment alone or entertain guests, this property caters to all your needs.

- Enclosed Rear Courtyard
- Communal Gardens
- Kitchen/Breakfast Room



DESCRIPTION

The property is set within an exclusive Grade II Listed, private mews terrace at the rear of Plymouth Hoe with an attractive communal lawned area and gated pedestrian entrance. Internally the property provides spacious and adaptable, family accommodation over 3 levels with a wealth of period features including high ceilings, timber sash windows and original shutters and stripped doors. The property is entered at ground floor level via wide steps and double doors opening into an entrance vestibule and hallway with steps to lower and upper floors. There is a large dining room and kitchen/breakfast room which has been fitted with a shaker style kitchen incorporating an island unit and granite work tops. Integrated appliances include Bosch 5 ring gas hob, fan assisted double oven and wine cooler. There is space for a dishwasher and free standing fridge/freezer. On the lower ground floor there are two double bedrooms and large underground store cupboard housing the gas fired boiler serving the heating and hot water system. The floor is served by a sizeable wet room at ground floor level. On the first floor there is family bathroom and library area and three further double bedrooms with the largest currently being used as the principal reception room.





Rear Garden

This property benefits from a private rear courtyard, ideal for al fresco dining or simply soaking up the sun in peace and privacy. The space also includes external storage, equipped with both power and electricity supply, as well as an additional outdoor water source perfect for gardening or outdoor maintenance. At the front of the property, there is access to a well-maintained communal garage, meticulously cared for and available at a very reasonable cost of £50 per annum.

OUTSIDE

To the front of the property there are private gardens, managed by the residents association and we understand that there is an annual maintenance charge of approx. £25.00. To the rear of the property is a private courtyard garden, store shed and pedestrian gate giving access to the rear service lane.

LOCATION

The property lies just a short walk away from Plymouth's historic Barbican with it's maze of narrow cobbled streets and a varied assortment of bespoke shops, art galleries, cafes, bars and restaurants and is within easy walking distance of the City Centre with it's wide range of interests and amenities. The waterfront and Plymouth Hoe are a few minutes walk away including a water taxi service running from The Mayflower steps to Mount Batten, Cawsand and The Royal William Yard.

Council Tax band: D

Tenure: Freehold

VIEWING AND NEGOTIATIONS

Strictly through the vendors' agent. Atwell Martin 01752 202121.

TENURE

Freehold.

SERVICES

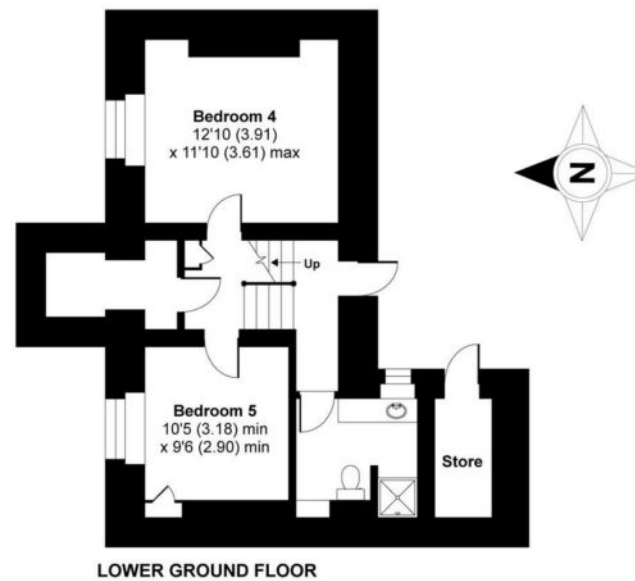
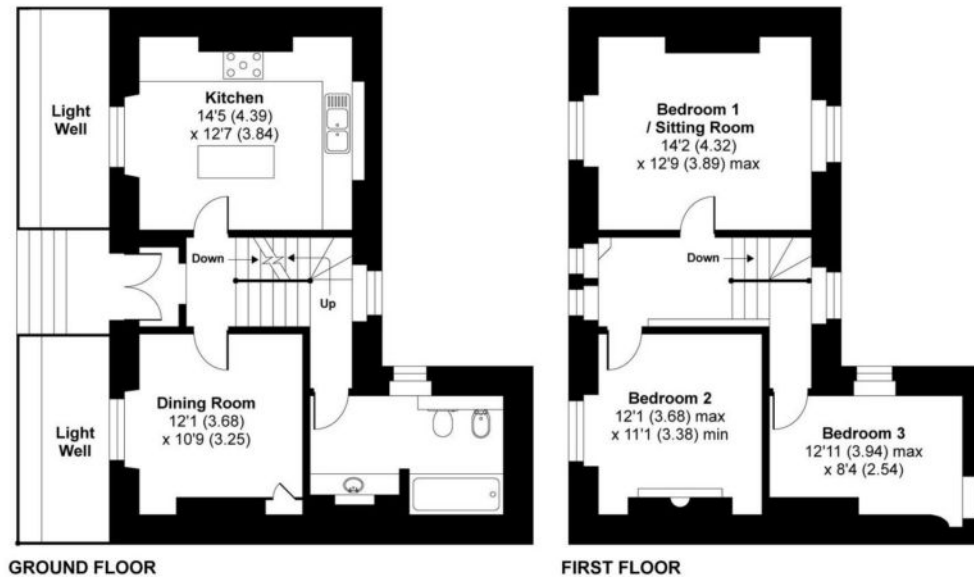
Mains water, electricity, gas and drainage.





Hoe Gardens, The Barbican, Plymouth, PL1

APPROX. GROSS INTERNAL FLOOR AREA 1564 SQ FT 145.2 SQ METRES (EXCLUDES STORE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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