



Little Powisland

Little Powisland, 2a Roborough Close, Plymouth, PL6 6AH



Plymouth City Centre 5 miles, Plymouth Train Station 4.6 Miles, Exeter Airport 48.3 Miles

This Georgian home features many period elements like spacious rooms, high ceilings, large sash windows, elegant fireplaces, and a grand staircase.

- Georgian home with plenty of period features throughout
- 3 Bedrooms
- 2 Bathrooms
- New conservatory
- 2 Single garages
- Parking for multiple of cars
- Cellar
- Freehold
- EPC: Grade 2 Listed
- Council Tax Band C

Guide Price £475,000

LOCATION

This beautifully presented Georgian home is ideally located within its own tranquil oasis. The property is accessed from a highly sought-after and quiet close just within the northern limits of the city boundary. It is within easy walking distance of Derriford Hospital, the Peninsula Medical School, the adjacent science and technology hub, and the headquarters of a global retail empire. A little further away are mature high-technology manufacturing firms active in the defense, aerospace, semiconductor, and precision manufacturing industries.

The location is close to and easily accessible from a major arterial route out of the city in either direction. Nearby are various school and university campuses, including the prestigious Notre Dame School, which is just down the road and accessible without having to cross any main roads. The area is well-served by nearby major supermarkets.

DESCRIPTION

Little Powisland is available for sale for the first time in over 40 years and chain free. This link-detached, Grade II listed property was originally part of the adjacent Powisland Manor House.

The property retains a fine selection of period features, including elegant rooms with high ceilings, working fireplaces, and spacious, light-filled rooms benefitting from large sash windows. The impressive entrance hallway boasts a beautiful curved staircase leading to the upper floor.

ACCOMODATION

French patio doors form the property's front entrance, leading into a new high-quality, all-season conservatory with double-glazed windows, some of which open wide to allow the garden in. This space features an insulated and pitched roof with two large, triple-glazed skylights. The original front door leads into the impressive entrance hallway.

The ground floor comprises a bright, dual-aspect reception room with impressive period details, including a Minster stone fireplace currently fitted with a gas-fired living flame insert. The large sash windows are fitted with custom quality-made drapes, which will remain. The country kitchen diner, with a large sash window overlooking the garden, features a range of fitted and unfitted kitchen furniture, plumbing for a washing machine, a built-in electric oven, a gas hob, and a hidden microwave cooker. This room has a working fireplace and is heated by a period cast iron radiator.

The ground floor continues into a boot room area and includes a bathroom with a large walk-in shower, perfect for washing down after a day of hiking on nearby Dartmoor. Additionally, there is a cloakroom with a WC on this level. Under the stairs, you'll find a useful cupboard and storage area.

On the half landing is a generous, light-filled, dual-aspect bathroom comprising a bath with shower over, WC, and two pedestal basins.

The first floor houses three bedrooms. Bedroom one is a spacious room with triple-aspect windows fitted with Roman blinds. This room features a working fireplace, built-in cupboards, shelves, and access to the partially boarded large loft area above. Bedroom two is beautifully decorated and generously sized, offering glorious views over the garden, a working fireplace, and built-in cupboards containing the hot water cylinder and a built-in safe. Finally, bedroom three offers views over the rear garden.

OUTSIDE

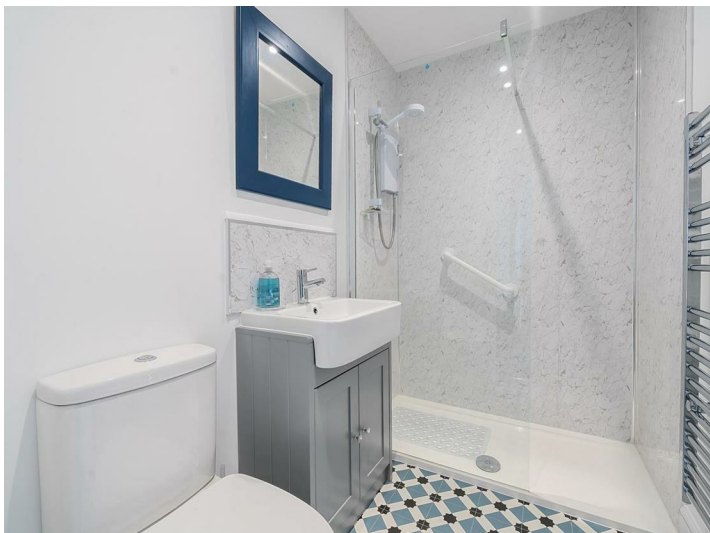
This beautifully maintained Georgian home offers ample parking with space for two cars at the front, as well as two single conjoined garages. A side entrance leads to a spacious cellar, providing additional storage and featuring a double sink, locations for a washing machine, dryer, and chest freezer. At the rear, you'll find a charming, mature garden adorned with trees and shrubs, lovingly referred to by the previous owner as her personal green oasis.

SERVICES

Mains Electricity & Gas
Mains Water & Drainage
Heating: Gas from a newly fitted boiler
Council Tax: Band C
EPC: Grade 2 Listed

DIRECTIONS

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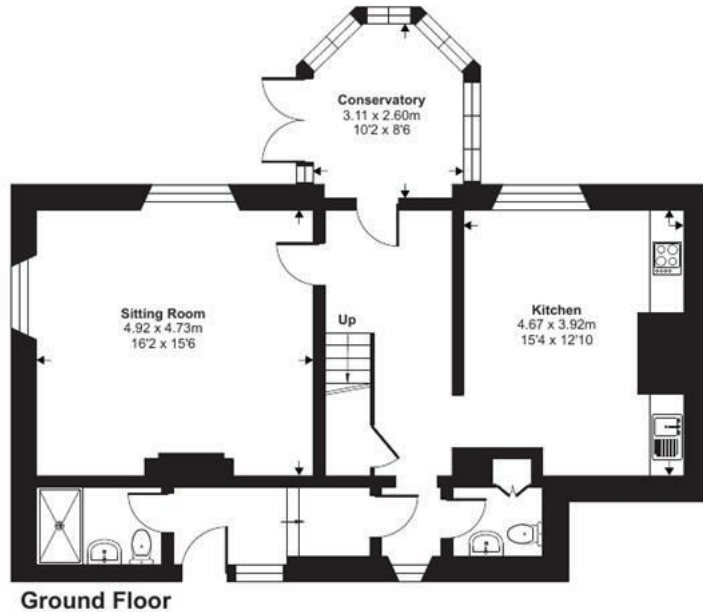
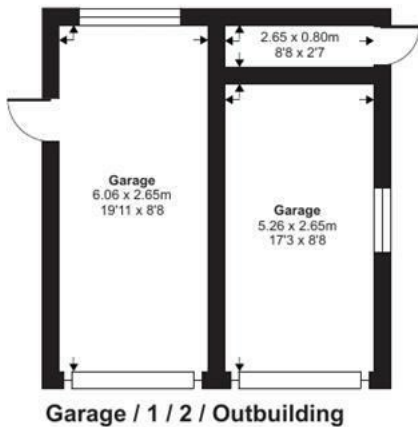
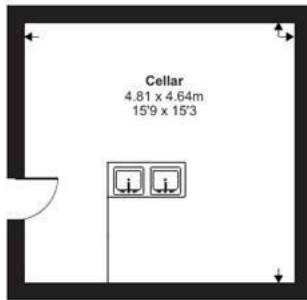
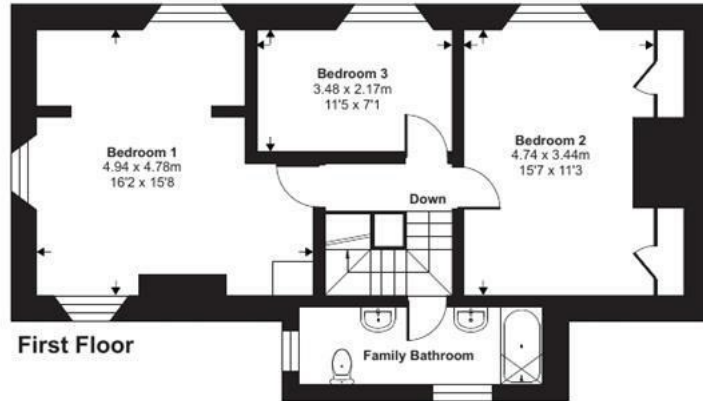
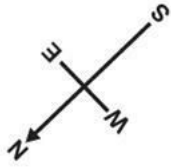
Approximate Area = 1732 sq ft / 160.9 sq m

Garages = 322 sq ft / 29.9 sq m

Outbuilding = 21 sq ft / 1.9 sq m

Total = 2075 sq ft / 192.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1160011

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