



Many Cargoes

1 Lombard Street | Old Portsmouth | Hampshire | PO1 2TH

FINE & COUNTRY

STEP INSIDE

Many Cargoes | Freehold | Council Tax Band F

Many Cargoes is a prominent, recognised Grade II* Listed corner property with Dutch gable facias on two elevations, being located on the corner of Lombard Street and St. Thomas's Street with views over Portsmouth Cathedral grounds from one angle and along St. Thomas's Street from the other. It is a proud, three storey townhouse with versatile accommodation and 1914 sq ft of living space with a large roof top patio terrace at the rear. The accommodation comprises: hallway, living room, cloakroom and kitchen/breakfast room on the ground floor with an L shaped primary bedroom with wardrobes and storage cupboard on the first floor as well as a roof top terrace on the first floor with a further bedroom, en-suite shower room and separate shower room on the top floor. Formally known as the Ruby Public House the property retains the character large cellar room for liquor storage. Being located in the heart of the oldest area of the city, this conservation area is considered by many to be a 'village within a city' with public houses, restaurants, shopping amenities, cafes including The Arches, the Camber Dock with its small fishing fleet, highly regarded Grammar School, the historic Garrison Church and Napoleonic sea defences as well as being within a few minutes' walk of Gunwharf Quays retail and recreation facilities, Portsmouth Harbour railway station with its direct links to London Waterloo and Victoria as well as the Continental Ferry Port, fish market and harbour entrance.

Early internal viewing of this unique Grade II* Listed property is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE: This character residence is located on the corner of St Thomas Street and Lombard Street, with the main front door in Lombard Street, leadlight inlay and brass furniture with feature arched window over leading to:

HALLWAY: Steps up to inner reception level, recess fireplace, staircase rising to first floor, built-in storage cupboard, door & staircase leading down to the cellar, sliding door leading to cloakroom and door to kitchen, radiator, ceiling coving, controls for central heating, dimmer switches, glazed panelled door leading to:

SITTING ROOM: 21'0" decreasing to 10'9" x 14'9" decreasing to 8'1" L shaped, twin sash windows to front aspect with blinds overlooking Lombard Street, ceiling coving, glazed panelled door to hallway, dimmer switches, twin sash windows with blinds overlooking St. Thomas's Street, wood surround fireplace with brick inlay and gas coal effect fire (not tested), two radiators, ceiling coving.

CLOAKROOM: Close coupled w.c., with dual flush, wash hand basin with mixer tap and cupboards under, extractor fan, ceiling spotlights.







KITCHEN / DINING ROOM: 18'5" x 8'9" increasing to maximum 12'4" Narrow double glazed door leading to rear courtyard, radiator, range of wall and floor units, integrated fridge with matching door, eye-level double oven and grill with storage cupboards over and under, inset Smeg four ring gas hob with microwave under, tiled surrounds, under unit lighting, 1½ bowl stainless steel sink unit with mixer tap and cupboards under, range of drawers, cupboard housing hot point washing machine, narrow unit with work surface over and cupboards under, breakfast area, vinyl flooring, glazed panelled door with window to one side leading to rear courtyard, range of book shelving, wall lights.

FIRST FLOOR: Landing, sash window to front aspect with deep sill, three doored built-in wardrobes to one wall with hanging rails and shelving, glazed panelled door leading to bedroom 1, staircase rising to top floor with understairs storage cupboard, recessed shelving, boiler cupboard with shelving housing wall mounted Worcester boiler with pump system supplying domestic hot water and central heating (not tested), tall double doored storage unit with range of shelving, built-in original doored cupboard with range of shelving, balustrade, radiator, ceiling coving, door to decked roof garden.

BEDROOM 1: 21'8" x 14'0" decreasing to 9'1" at narrowest point. L shaped, sash bay window to front aspect with views along St. Thomas's Street with deep sill with seat and shelving under, radiator, recess to chimney breast, twin sash windows to side aspect with deep sill with seating under overlooking St. Thomas's Street and Portsmouth Cathedral grounds, ceiling coving, dimmer switch.

TOP FLOOR: Landing with skylight window, recessed shelving, doors to primary rooms.

SHOWER ROOM: Large tiled shower cubicle with curved panelled door, close coupled w.c., with dual flush, chrome heated towel rail, wall lights, wash hand basin with mixer tap and drawers under, shaver point, dormer double glazed window to front aspect with small leadlight windows to either side with central stained-glass 'ruby' coloured panel, access to loft space, wall heater.





BEDROOM 2: 20'2" x 10'0" Range of built-in wardrobes to one wall with hanging rail and shelving, radiator, slight eaves to pitched roof ceiling restricting headroom, double glazed window to side aspect overlooking St. Thomas's Street and Portsmouth Cathedral grounds, twin double-glazed windows to front aspect, wall lights.

EN-SUITE SHOWER ROOM: Shower cubicle, ceiling spotlights, extractor fan, circular wash hand basin with mixer tap and cupboards under, chrome heated towel rail, mirror.

OUTSIDE: From the ground floor accessible from the kitchen/ breakfast room is access to a narrow L shaped courtyard, on the first floor accessible from the landing is a decked area over the kitchen with balustrade and lightwell, cold water tap, lighting.

CELLAR: 21'9" max x 21'5" raised storage shelf.

AGENTS NOTE: This historic house was formerly the Ruby Public House from 1850 to 1923 and before that was named Many Cargoes circa 1625.

EPC: Exempt.



Many Cargoes

Approximate Gross Internal Area
Total = 1914 Sq Ft / 177.84 Sq M
 Includes areas with Restricted room height.



----- Indicates restricted room height less than 1.5m.

© www.propertyfocus.co | Professional Property Photography & Floorplans

This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copyright © 2021 Fine & Country Ltd.



follow Fine & Country Southern Hampshire on



Fine & Country Southern Hampshire
141 Havant Road, Drayton, Hampshire PO6 2AA
023 93 277277 | drayton@fineandcountry.com

