



91 Barton Road, Turnchapel, Plymouth, PL9 9RQ

Price £590,000

Set right on the water's edge, this charming four-bedroom townhouse enjoys an enviable position overlooking the Cattewater in Turnchapel. From its elevated vantage point, it captures sweeping views of serene waters and ever-changing maritime scenery, stretching from The Hoe to the distant Dartmoor hills.

The ground-floor entrance leads to a spacious two-car garage, complete with a separate utility area and WC, a practical and convenient feature for modern living.

Upstairs, the first floor welcomes you into a bright, open-plan living space filled with natural light thanks to its dual-aspect design. Here, the indoors blend effortlessly with the outdoors, framing captivating views of the local waterways. The well-appointed kitchen includes a full range of integrated appliances and plentiful storage within its wall and base units. French doors open onto the sunny, south-facing rear garden, creating an ideal setting for entertaining family and friends.

Each of the four generously sized bedrooms offers a calm and restful retreat, three of which benefit from outstanding water views. The master bedroom and second bedroom both feature ensuite facilities, while bedrooms three and four are served by a spacious family bathroom.

Outdoors, the rear south-facing garden provides a perfect space for alfresco dining and safe play for children. At the front, there is a driveway for three cars, a private balcony offers a peaceful spot to enjoy summer evenings with food, drinks, and views across the Wharf, Estuary, and Dartmoor.

This property offers a rare chance to enjoy coastal living just steps away from Turnchapel's lively village atmosphere, complete with welcoming pubs and excellent restaurants. Perfect for water sports and boating enthusiasts, the home also benefits from nearby public landings, giving direct access to the water and local beaches.

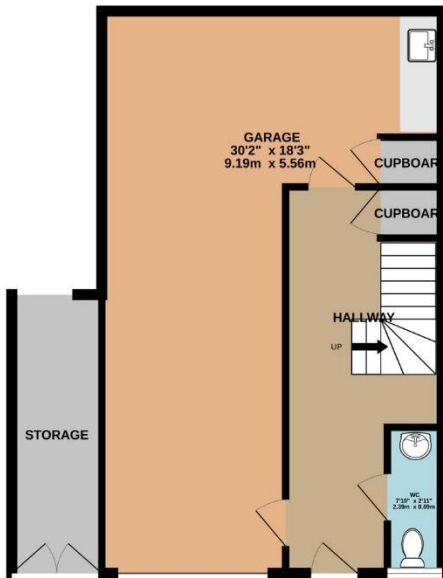
To view this property call Lang Town & Country Estate Agents on **01752 456000**.

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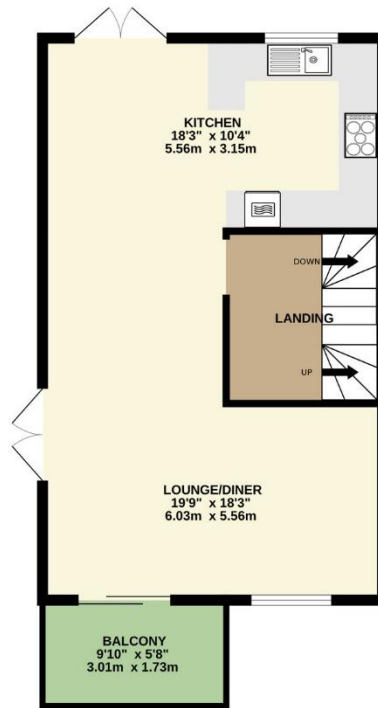




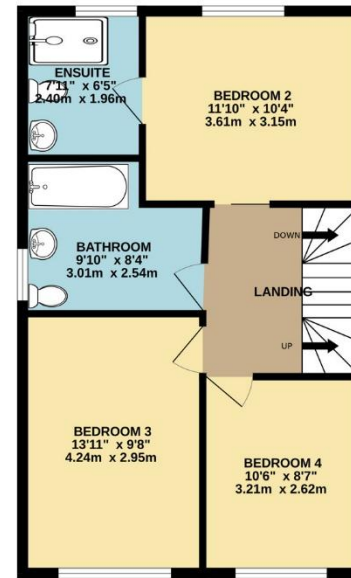
GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



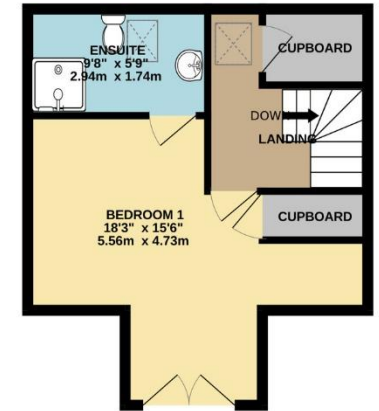
1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



2ND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



3RD FLOOR
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 2054 sq.ft. (190.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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