



## 33 St Johns Road

Turnchapel, Plymouth, PL9 9SR

£599,950



Superbly-presented period detached house in a commanding position with fantastic marine views. The accommodation briefly comprises an entrance vestibule, downstairs wc, dining hall, bay-fronted sitting room, large open-plan kitchen/family room, separate cloakroom & utility. There is also a small conservatory with fantastic views over the Plym estuary towards Dartmoor. On the first floor a generous landing provides access to 4 double bedrooms, bathroom & shower room. To the rear there is 2 storey annexe comprising 2 rooms plus a shower room. The outside space consists of an enclosed limestone paved courtyard together with a front patio terrace both with lovely views. Garage opposite the property.





ST JOHNS ROAD, TURNCHAPEL, PL9 9SR

ACCOMODATION

ENTRANCE VESTIBULE

Window to the side elevation with fantastic views. Front door opening into the dining hall.

DINING HALL 21'7 x 13'7 (6.58m x 4.14m)

An exceptional room providing access to the ground floor accommodation. Fireplace with slate-tiled hearth featuring a log burner-style flue-less gas fire. Storage to one side of the chimney breast. Staircase ascending to the first floor. Double leaded glazed doors opening into the conservatory.

CONSERVATORY 8'1 x 4'9 (2.46m x 1.45m)

Quarry-tiled mosaic floor. Window providing fantastic views. Doorway leading to the courtyard. Separate door leading to the downstairs wc.

DOWNSTAIRS WC 5'4 x 4'5 (1.63m x 1.35m)

Fitted with a high flush wc and pedestal basin. Quarry-tiled floor.

SITTING ROOM 15' x 14'6 into bay (4.57m x 4.42m into bay)

3-sided bay window with fitted blinds. Coved ceiling and picture rail. Chimney breast with fireplace featuring a surround, cast inset with tiles, tiled hearth and open grate.

OPEN-PLAN KITCHEN/FAMILY ROOM 34'9 into bay x 13'8 (10.59m into bay x 4.17m)

An open-plan room providing ample space for seating and dining. Chimney breast with fireplace featuring a log burner-style flue-less gas fire. Coved ceiling. 3-sided bay window with fitted blinds to the front elevation. The kitchen area features a large dresser together with wooden work surfaces. Rayburn. Free-standing cooker. Cabinet to the rear of the kitchen with a polished granite work surface featuring an inset stainless-steel one-&-a-half bowl sink unit, an integral dishwasher and cupboards beneath. Additional cupboard housing the hot water cylinder. Floor-mounted gas boiler concealed by a matching cabinet. Window to the rear elevation. Doorway opening into the 2-storey annexe. Doorway through to the cloakroom.

CLOAKROOM 6'11 x 5'9 (2.11m x 1.75m)

Ample space for coats. Under-stairs storage cupboard. Leaded glazed door opening back into the dining hall. Separate doorway opening to the utility room.

UTILITY ROOM 7'8 x 5'1 (2.34m x 1.55m)

Belfast-style sink. Space and plumbing for washing machine with small cabinet beside. Space for an American-style fridge-freezer. Wall-mounted shelving. Doorway providing access to the courtyard.

HALF-LANDING

Half-landing to the rear with a large feature window providing fantastic views down the Plym estuary towards Dartmoor. From this half-landing a doorway opens into the shower room.

SHOWER ROOM 7'3 x 4'11 (2.21m x 1.50m)

Comprising an enclosed shower, wall-mounted basin and wc. Bathroom cabinet. Obscured window to the rear elevation.

FIRST FLOOR LANDING 19'4 incl stairs x 10'11 (5.89m incl stairs x 3.33m)

Providing access to the first floor accommodation. Recessed cupboard with hanging rail. Recessed cupboard with shelving. Coved ceiling. Loft hatch.

BEDROOM ONE 15'3 into bay x 13'10 (4.65m into bay x 4.22m)

A beautiful bedroom with a 3-sided bay window with fitted blinds providing lovely marine views. Fireplace with a surround and cast inset. Pedestal basin with a tiled splash-back and a mirror above. Picture rail.

BEDROOM TWO 15'3 into bay x 12'8 (4.65m into bay x 3.86m)

Bay window with fitted blinds providing lovely marine views. Fireplace with a cast inset. Picture rail.

BEDROOM THREE 13'4 x 11'7 (4.06m x 3.53m)

A dual aspect room with windows with fitted blinds to the front and rear elevations. From the rear there are views down the Plym estuary towards Dartmoor. Fireplace with surround and cast inset. Picture rail.

BEDROOM FOUR 12'8 x 9'11 (3.86m x 3.02m)

Window. Fireplace with surround and cast inset. Cupboard to one side of the fireplace. Pedestal basin with a tiled splash-back and a mirror above. Picture rail.

BATHROOM 9'8 x 8'10 (2.95m x 2.69m)

Comprising a bath and a vanity-style basin with storage beneath. Cupboard with shelving. Loft hatch. Obscured window to the side elevation.

ANNEXE

HALLWAY 7'2 x 5' (2.18m x 1.52m)

Laid to quarry-tiles. Doorway opening into the courtyard. Staircase ascending to the top room and landing. Separate doorway opening into the shower room.

SHOWER ROOM 6'2 x 4'11 (1.88m x 1.50m)

Comprising an enclosed shower, wall-mounted basin and wc. Obscured window to the side elevation. Doorway opening into the ground floor annexe room.

SITTING ROOM 14'8 x 8'5 (4.47m x 2.57m)

Doorway to the courtyard with lovely views. Window to the side elevation. Feature stone chimney breast.

LANDING

Small window to the side elevation. Doorway opening into the annexe top room.

BEDROOM 13'5 x 9'1 (4.09m x 2.77m)

Picture rail. Window to the side elevation providing incredible views over the marina, down the Plym estuary towards Dartmoor and across to Plymouth.

OUTSIDE

To the rear there is an enclosed courtyard laid with limestone flags. A gateway provides external access. To the front there is a paved terrace providing ample space for outside seating etc. From this area there are also fantastic marine views.

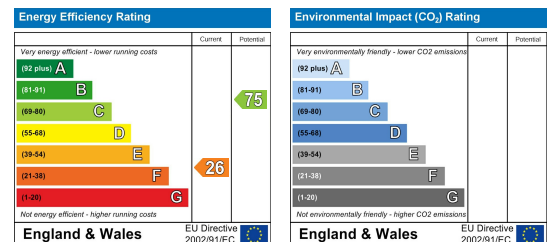
Area Map



Floor Plans



Energy Efficiency Graph



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