



52 Mills Bakery, 4 Royal William Yard, Plymouth, Devon, PL1 3GD

Offers Over £275,000

Located within the historic Grade I* listed Royal William Yard, Mills Bakery occupies a prime position on the Stonehouse Peninsula, offering easy access to Plymouth City Centre, the historic Hoe and a variety of nearby marinas. Renowned for its striking architecture and waterside setting, the development combines heritage character with contemporary coastal living.

Converted in 2009 by award-winning developers Urban Splash, Mills Bakery stands as one of the most iconic buildings within Royal William Yard. Residents are welcomed by an impressive communal entrance foyer featuring a dramatic triple-height atrium with exposed beams and columns, together with lift access serving all floors.

This spacious two-bedroom corner duplex apartment provides stylish and well-proportioned accommodation arranged over two levels.

The property is entered via a welcoming hallway which includes a built-in storage cupboard and a separate utility cupboard. A modern shower room is fitted with a double shower cubicle, WC and wash hand basin with storage and vanity mirror above.

The heart of the home is the impressive open-plan living space, featuring a vaulted ceiling that enhances the sense of light and space. The contemporary kitchen is well-appointed with integrated hob and oven, offering ample preparation and storage space. From the reception room and hallway, access is provided to the second bedroom, which benefits from fitted wardrobes and pleasant views overlooking the central green.

A staircase rises from the living area to an attractive mezzanine level where the principal bedroom is located, complete with its own en-suite bathroom and views down over the main living space below.

Living at Royal William Yard offers far more than simply a home – it provides a unique lifestyle known locally as “Yard Life”. With an exciting calendar of community events and amenities right on your doorstep, such as the monthly Good Food Market. For those who enjoy the water, a water taxi provides access to destinations across Plymouth’s waterfront, while Firestone Bay offers the perfect spot for paddle boarding or simply enjoying the spectacular surroundings of Plymouth Sound.

A fantastic opportunity to acquire a distinctive duplex apartment within one of Plymouth’s most sought-after waterfront developments.

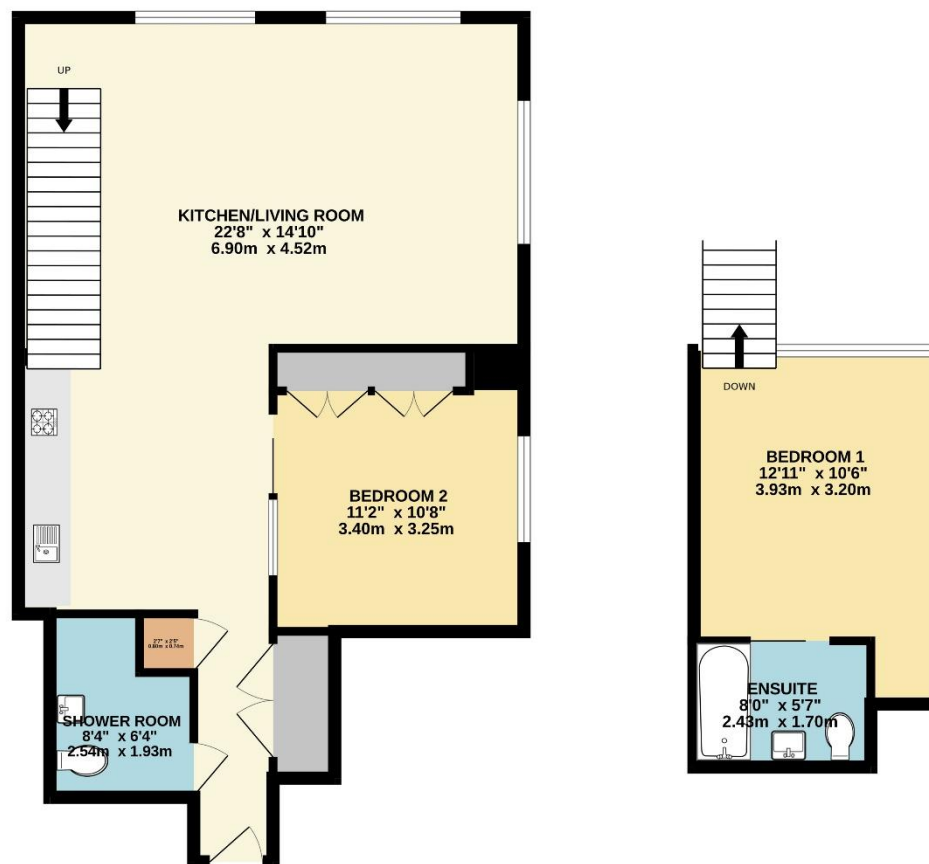
We understand the apartment is held on Lease with 100 years remaining and subject to a service charge of approximately £6000 per year and an annual ground rent of approximately £200. However, this is subject to periodic review. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752 200909).



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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