



27 Factory Cooperage Royal William Yard, Stonehouse, Plymouth, Devon, PL1 3GX



Price £460,000

Discover Plot Twenty-Seven an inviting three-bedroom terraced townhouse nestled along the southern edge of Factory Cooperage and part of the second phase of this unique development. This elegant residence boasts a prime location facing a tranquil courtyard. The ground floor living room, adorned with sliding glass doors, seamlessly connects to the landscaped amenity space at the heart of the central courtyard. A charming colonnade envelopes the inner edge of the perimeter building, enhancing the overall aesthetic.

Upon entry to the house, you'll be greeted by a generously sized entrance hall, granting access to the ground floor's open-plan living area. Under the stairs you will find a convenient downstairs WC or handy utility room. This is dependent on the individual plot numbers – please speak to your sales advisor for more information. Ascending the stairs to the first floor, you'll find two spacious double bedrooms and a well-appointed family bathroom. Both bedrooms offer delightful views of the courtyard.

Venturing to the mezzanine level, you'll discover the loft-style master bedroom, complete with an ensuite bathroom. This versatile space also accommodates a study area, perfect for your home office needs. Plot Twenty-Seven combines comfort and style, making it an ideal place to call home.

Factory Cooperage:

Originally built as a hub for crafting and restoring casks destined for the storage of rum, salt, and fresh water, the Factory Cooperage and its transformation mark a pivotal phase in the Yard's vibrant reinvention. In 2015, the eastern half of the perimeter building underwent a meticulous refurbishment, giving rise to Ocean Studios. This dynamic facility now offers workshop and studio spaces for local artists, complemented by a thriving café and gallery.

Award winning Poppy Developments have embarked on the next phase of an exciting journey to revitalise the remaining eastern half of the Factory Cooperage perimeter building. This ambitious project entails the conversion of the existing buildings into another 24 exclusive townhouses, providing the final opportunity to own an iconic home in this unique setting.

As with Phase 1, the architects and developers have taken great care to preserve the historical charm and original features, paying homage to the Yard's industrial heritage. Each home will feature a generous mezzanine level, with one side left open to create an impressive double-height space on the first floor. Abundant natural light will grace these areas, courtesy of new discreet rooflights, the restoration of existing ones, and in some cases, the revival of dormant false windows. Several residences will enjoy enhanced natural lighting through the addition of new balconies crafted from the historic loading bays.

In keeping with the Yard's distinctive character, the specifications are set to be top-tier, with interior and exterior designs exuding both style and respect for the overall design philosophy. Expect an array of features, including exposed stone and brickwork, elegant windows, soaring vaulted ceilings, exposed iron roof structures, columns, and 'charred' timber elements, creating a captivating aesthetic contrast.

Furthermore, if you reserve a Phase 2 unit whilst the homes are still off plan, you can choose the finishes - kitchen, flooring, joinery - so your home is finished specifically to your taste.

Underfloor heating to the ground floors introduces a touch of modern luxury living to these spaces, while column radiators on subsequent floors offer a nod to tradition, seamlessly blending the old with the new.

The existing courtyard will be thoughtfully landscaped and become a sanctuary for Factory Cooperage residents. Homes facing the inner courtyard will enjoy direct access from their living areas through bespoke sliding glass doors. There is also a provision for bike hoop situated within the courtyard for residents to use.

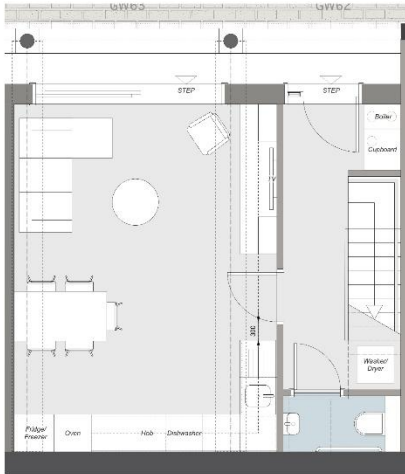
All new homes at Factory Cooperage come with a 999-year lease (starting from 2023). Each home has been built by local craftsmen and is covered by a 10-year new homes warranty ensuring peace of mind.

Agents note: Some of the images used in this advert are computer generated and staged and are not to scale.

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www.langtownandcountry.com

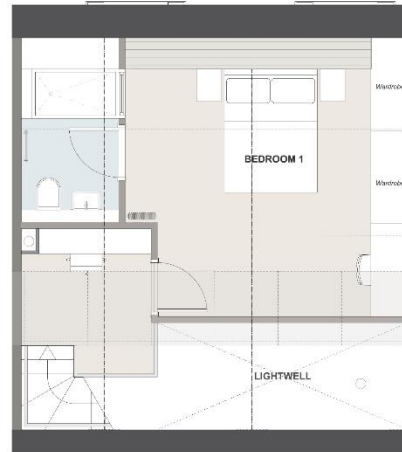




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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All room sizes are approximate

