



3 St. Paul Street, Stonehouse, Plymouth, Devon, PL1 3RZ

# Price £500,000



St Paul's Street is a quiet cul-de-sac located in the popular Stonehouse Peninsula only a short walk away from Royal William Yard and Devil's Point Waterfront. The area offers easy access into Plymouth City Centre, plus local primary and secondary schools. Regular water taxis can take you from The Royal William yard to various parts of the city and the Cremyll Ferry will take you across the river Tamar to Mount Edgcumbe, where you can enjoy the spectacular coastal path to Kingsand and Cawsand.

Set across three floors and currently arranged as two self-contained apartments, this substantial freehold property offers an appealing combination of flexible accommodation, investment potential and the opportunity to create an impressive single family home in the future.

The ground-floor apartment provides a well-planned two-bedroom, two-bathroom layout. At the front is a generous reception room, while the accommodation continues through to a spacious kitchen and dining area, creating a natural hub for everyday living and entertaining. To the rear, the side-return extension adds valuable additional space and provides access out to a private courtyard garden. Both bedrooms are well proportioned, with two shower rooms and a separate WC completing this self-contained apartment.

Occupying the upper floors is a spacious four-bedroom split-level maisonette. The accommodation includes its own kitchen and reception space alongside four bedrooms arranged over two levels, creating a particularly versatile home with plenty of separation between living and sleeping areas. The top floor has been recently converted to provide two additional bedrooms, with the works completed less than 12 months ago, adding valuable modern accommodation to the property. The conversion has been thoughtfully designed to include storage spaces and a shower facility on this floor.

One of the property's greatest strengths is its flexibility. The existing configuration lends itself naturally to those seeking two independent dwellings, whether for rental purposes, multi-generational living or a combination of home and income. Equally, subject to any necessary consents and works, there is clear scope to reconfigure the building back into one substantial house, allowing a future owner to adapt the property as their circumstances change.

To the outside the ground floor apartment has access to a low maintenance sunny courtyard garden with new decking and ample storage spaces along with a handy utility space.

Offered for sale with the freehold, this is a distinctive and highly adaptable property whose scale, recent improvements and existing self-contained arrangement provide a range of possibilities for both owner-occupiers and investors.



To view this property call Lang Town & Country Estate Agents on **01752 256000**.



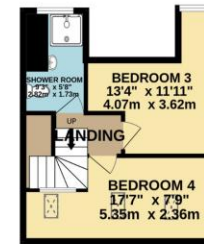
GROUND FLOOR  
1079 sq.ft. (100.2 sq.m.) approx.



1ST FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



2ND FLOOR  
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA: 2006 sq.ft. (186.4 sq.m.) approx.

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.  
Made with Metropix ©2020



Lang Town & Country  
6 Mannamead Road  
Mannamead  
Plymouth  
PL4 7AA  
Tel: 01752 256000  
Email: [property@langtownandcountry.com](mailto:property@langtownandcountry.com)

Lang Town & Country endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are connected, in working order or fit for purpose. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

