



Acre Place, Stoke, Plymouth, Devon, PL1 4QR





ACRE PLACE, STOKE, PLYMOUTH, PL1 4QR

Set within a peaceful residential street leading directly to Devonport Park, this substantial Grade II listed late Georgian residence offers approximately 159.5 sq m, 1,716.5 sq ft, of characterful accommodation arranged over three floors.

Believed to date from circa 1830, the property retains an abundance of period charm, including exposed wooden floors, feature fireplaces, high ceilings, traditional windows and distinctive architectural detailing. These original features have been thoughtfully complemented by modern additions, creating an individual and versatile family home.

The accommodation begins with an entrance hall leading into a spacious lounge area, featuring exposed timber flooring and a period fireplace. From here, the layout flows into the kitchen and dining area, which offers fitted cabinetry, wooden work surfaces, integrated appliances, space for a dining table and an additional feature fireplace.

Beyond the kitchen is an impressive extended sitting room measuring approximately 17'2" by 8'3". This versatile second reception room features a log burner, underfloor heating and direct access to the rear garden, providing an ideal space for family life, entertaining or relaxing throughout the year. A wet room and useful built-in storage complete the ground-floor accommodation.

The first floor provides two generously proportioned double bedrooms. Bedroom one measures approximately 15'2" by 11'11" and includes bespoke built-in storage, while bedroom two measures approximately 11'8" by 11'5" and benefits from a feature fireplace.

Also situated on the first floor is a striking family bathroom measuring approximately 11'8" by 7'5". The



room features a raised bath, separate walk-in shower, wash basin and bidet. A separate WC and adjoining utility area provide further practicality.

The second floor offers two additional bedrooms. Bedroom three is another substantial room measuring approximately 18' by 10'10", while bedroom four measures approximately 8' by 5'8" and would be well suited as a single bedroom, nursery, dressing room or home office.

Outside, the enclosed west-facing rear garden provides a private and attractive setting for outdoor dining and relaxation. Designed with ease of maintenance in mind, the garden includes paved seating areas, raised planted borders, established shrubs, a mature tree, useful storage and rear access.

Acre Place is ideally positioned for access to Stoke Village, Devonport Park and a range of highly regarded local schools, including Devonport High School for Boys. Plymouth city centre, the railway station, Royal William Yard, Plymouth Hoe, the waterfront and major transport links are also within easy reach.

The property is being sold with an onward chain. Early viewing is strongly recommended to appreciate the scale, character and individuality of this exceptional period home.

For further information or to arrange a viewing, please contact Hindhead Property on 01752 875075.

STOKE

Acre Place enjoys a highly convenient position within the historic Stoke area of Plymouth, set on a peaceful residential street leading directly to Devonport Park and within easy reach of local schools, shops and transport links.

Devonport Park is approximately 100 yards away,



providing attractive green space, walking routes, play areas and recreational facilities almost on the doorstep. Devonport High School for Boys is approximately 0.4 miles away, Devonport High School for Girls is approximately 1.5 miles away, while Stoke Damerel Primary Academy and UTC Plymouth are both around 0.2 miles from the property.

Everyday amenities are also close at hand, with a Co-op supermarket approximately 0.2 miles away and a wider selection of shops, cafés, pharmacies and services available throughout Stoke Village and nearby Devonport.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL AREA: APPROX. 159.5 SQ. METRES (1716.5 SQ. FEET)

The floor plans are provided for guidance only and do not form part of any contract. All measurements, areas and distances are approximate. They should not be relied upon as statements of fact, and any interested parties must satisfy themselves as to their accuracy.
Plan produced using PlanUp.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.