



12 Boringdon Terrace, Turnchapel, Plymouth, PL9 9TQ



Price £395,000



Occupying an enviable position within the picturesque waterside village of Turnchapel, this beautifully presented Grade II Listed Georgian residence has been sympathetically renovated and lovingly maintained by the current owners over the past decade, creating a wonderful home that effortlessly combines period charm with contemporary living. Offering spacious and highly versatile accommodation arranged over three floors, the property is perfectly suited to a wide range of purchasers, whether as a family home, for multi-generational living or those seeking flexible space to work from home.

The accommodation is both generous and adaptable throughout. The ground floor comprises two bedrooms/reception rooms, each retaining an abundance of character, there is a small kitchen area, a door leading to useful storeroom which in turn then leads out to a courtyard area with a shed. there is a further double bedroom and shower room providing an ideal arrangement for guests or independent living.

The heart of the home can be found on the first floor, where a stunning fitted kitchen/dining room with vaulted beamed ceiling has been thoughtfully designed with an extensive range of contemporary units, quality work surfaces and ample space for dining and entertaining. Adjoining the kitchen is a separate utility room and a convenient cloakroom/WC. French doors open directly onto the beautifully enclosed rear garden, creating a seamless connection between the indoor and outdoor living spaces.

Also situated on the first floor is a magnificent lounge featuring an attractive fireplace with inset log-burning stove, providing a cosy focal point while framing delightful views across the local marina and the Plymouth waterfront. A further generous double bedroom completes this floor. The top floor is dedicated to an impressive principal bedroom, enjoying breathtaking far-reaching views across the surrounding waterfront and beyond. A spacious family bathroom, finished to a high standard, serves this floor and completes the accommodation.

Externally, the rear garden has been beautifully landscaped and meticulously maintained to provide a private and tranquil setting. Designed with both relaxation and entertaining in mind, it offers a wonderful space to enjoy the peaceful surroundings.

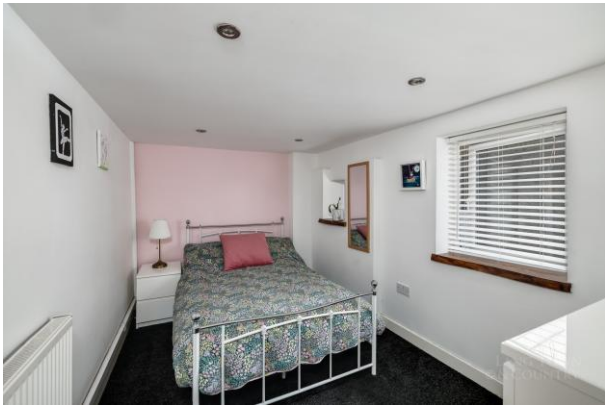
Having undergone an extensive programme of renovation over the last ten years, this exceptional home successfully blends the elegance and character expected of an Georgian property with the comforts of modern living. Its sought-after waterfront location, flexible accommodation and outstanding presentation make it a rare opportunity within one of Plymouth's most desirable coastal villages.

This is a home of considerable character and quality, offering an exceptional lifestyle in the heart of historic Turnchapel, just moments from the waterfront, coastal walks and excellent local amenities.



To view this property call Lang Town & Country Estate Agents on **01752 456000**.

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Lang Town & Country
 6 The Broadway
 Plymstock
 Plymouth
 PL9 7AU
 Tel: 01752 456000
 Email: plymstockoffice@langtownandcountry.com

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