



155 Durnford Street, Stonehouse, Plymouth, PL1 3QR

Plymouth

£695,000

Lawson are delighted to market this beautifully appointed grand terraced Georgian family home, located on the highly desirable Durnford Street in Stonehouse. The property offers attractive and characterful accommodation arranged over five floors, comprising an original front door opens into an entrance vestibule featuring a mosaic tiled floor and stained glass detail, into the main hallway there is carpeted stairs to the first floor landing, a polished handrail and stair rods.

The sitting room is an impressive space with high ceilings, a period marble fireplace with cast iron insert and tiled hearth, and a large sash bay window to the front elevation with shutters. Double folding doors open through to the dining room, which benefits from a sash PVCu double-glazed window to the rear elevation, a moulded ceiling with ceiling rose, and a further period fireplace with a cast iron insert.

A doorway from the hallway leads into the kitchen/breakfast room, fitted with a matching range of base units and post formed work surfaces, integrated oven, hob, extractor canopy, and dishwasher, inset spotlights, a moulded ceiling, double-glazed sash windows, and French doors opening out to the rear garden.

From the main hallway, carpeted stairs lead down to the cellar, which comprises three large rooms offering excellent flexibility for use as a games room, hobby space, home cinema, or much more.

Carpeted stairs ascend to the first-floor landing. A small sub-landing leads to a spacious bathroom with a vaulted ceiling, PVCu sash windows to the side and rear elevations, a roll-top bath, oversized shower cubicle, pedestal wash hand basin, bidet, a wall-mounted Ideal boiler, plumbing for a washing machine, space for a tumble dryer, and wood effect flooring. There is also a separate cloakroom with a low level WC, pedestal wash hand basin and window to the side elevation.

Bedroom one is a very impressive double room with two original wooden sash windows to the front elevation, a moulded ceiling, picture rail, ceiling rose, and a period fireplace with wooden surround and tiled hearth. Bedroom two is another double room with a PVCu double-glazed sash window to the rear elevation, moulded ceiling, ceiling rose, and a further period fireplace.

Stairs ascend to the second-floor landing. A doorway leads to bedroom three, a further double room with a sash PVCu window to the rear elevation and a period fireplace with wooden surround, mantle and tiled hearth. Double doors lead through to bedroom four, an open-plan room with a period fireplace, two original sash windows to the front elevation, inset spotlights, and wood-effect flooring.

A dog-leg modern staircase leads to bedroom five, a large open-plan double room with a window to the rear elevation and French doors opening onto a west-facing balcony. From here, there are beautiful views over Stonehouse, the Royal William Yard, and the River Tamar. Bedroom five also benefits from an en-suite shower room comprising a tiled shower cubicle, low-level WC, wash hand basin, eaves storage, and a Velux window.

Externally, the front garden is railed enclosed, and landscaped. The rear garden is fully walled enclosed, and gravelled for ease of maintenance.





TOTAL FLOOR AREA : 3408 sq.ft. (316.6 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.
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UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection FTTP.

OUTGOINGS PLYMOUTH

We understand the property is in band 'E' for council tax purposes and the amount payable for the year 2026/2027 is £2,984.48 (by internet enquiry with Plymouth City Council). These details are subject to change.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or

have been tested by us. Purchasers should establish the suitability

and working condition of these items and services themselves.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Lawson Property

3-5 Woolwell Crescent Plymouth Devon PL6 7RB

01752 791333

plymouth@lawsonproperty.co.uk

<https://lawsonproperty.co.uk/>

