



71 The Brewhouse Royal William Yard, Stonehouse, Plymouth, PL1 3QQ



Price £290,000



The Royal William Yard is a wonderful 8-acre site situated at Cremyll Point and enjoys magnificent views up the river Tamar and across to Cornwall. Originally constructed in 1824 under the supervision of the famous architect and engineer Sir John Rennie, the magnificent array of Grade I Listed, limestone and granite buildings occupy a fabulous waterside location and are at the heart of the regeneration of both Stonehouse and Plymouth. The Navy withdrew from the Yard in 1992 leaving these elegant and towering edifices which have been imaginatively regenerated by the renowned developers Urban Splash, who have an impressive record in reviving old, derelict and interesting sites.

The splendid local facilities include the nearby Devils Point, the Royal William Yard itself with galleries, restaurants and a water taxi direct to the Barbican Mayflower Steps, a foot ferry to Cremyll and the Mount Edgcumbe Country Park, marina with berths available (subject to arrangements), local pubs, shops and regular public transport to the City Centre, approximately one mile distant.

"Brewhouse" is a Grade I Listed building which has been imaginatively and sympathetically converted to provide a collection of 77 high specification luxury apartments. This historic building was once capable of producing 30,000 gallons of beer per day and has also been used as a store for rum, a torpedo workshop and finally became the headquarters for the Raiding Squadron of the Royal Marines. There is an impressive entrance known as the 'winter garden', lift access to all floors and a host of exposed features.

Situated on the second floor of The Brewhouse, this property opens into a spacious open-plan living area. From here, there is access to a cloakroom and a separate utility cupboard. The living space features solid floorboards and eyelet windows that provide stunning water views across the Tamar towards Mount Edgcumbe. It is thoughtfully arranged to include a lounge area alongside a distinct kitchen/dining space. A vaulted ceiling enhances the sense of openness and light throughout.

The kitchen is well-appointed with a range of wall and base units, complemented by sleek stainless-steel work surfaces. It includes an inset sink with drainer, integrated appliances, free standing breakfast bar with room for stools and a contemporary glass splashback.

Upstairs, the property offers two double bedrooms, a study area, and a family bathroom. The principal bedroom enjoys far-reaching water views and direct access to the luxurious shower room which is complete with double walk-in shower enclosure, wash hand basin, heated towel rail and WC. The second bedroom, accessed via the study benefits from fitted wardrobes and also connects to the contemporary shower room. The study area provides additional storage and similarly impressive views.

The property has also operated as a successful holiday rental business over the past five years, making it an attractive investment opportunity as well as a desirable home.

The apartment has access to an allocated parking space which is leased from Urban Splash at a separate cost PA.

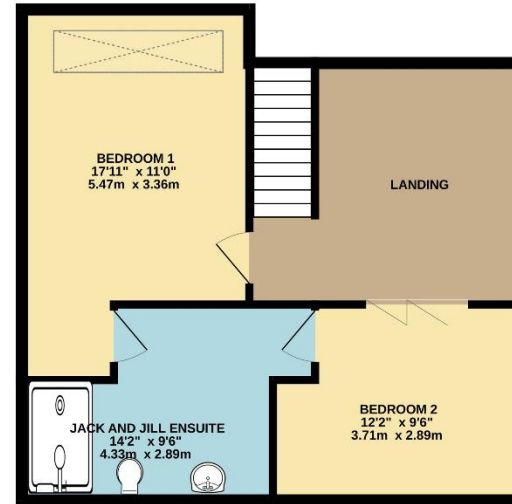
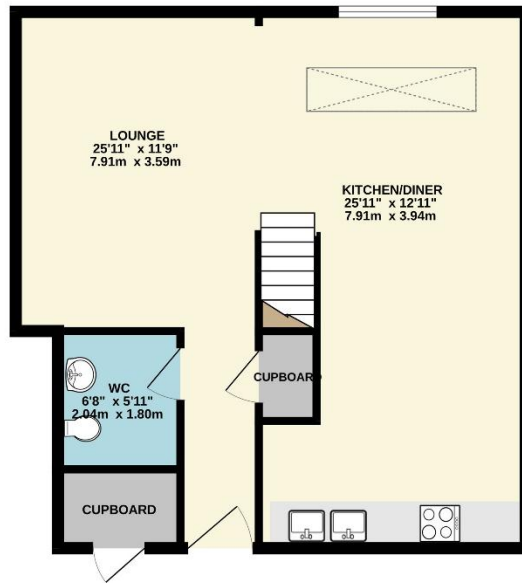
Lease Information: We understand the apartment is held on Lease with 100 years remaining and subject to a service charge of approximately £7647.34 per year but this is subject to change on a yearly basis. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752 200909).

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TOTAL FLOOR AREA: 1162 sq.ft. (108.0 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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