

11 Napier Street, Stoke, Plymouth, Devon, PL1 4QX

LANG TOWN
& COUNTRY
SALES





Price £450,000

Full of character, charm and generous living space, this substantial period home offers a wonderful combination of elegant original features, versatile accommodation and a genuinely welcoming neighbourhood. Situated on a street renowned for its friendly neighbours and lively community spirit, the property is just a 30-second walk from the beautiful Devonport Park, making it an exceptional place to call home.

From the moment you step inside, the house reveals the proportions and architectural charm that make period properties so desirable. High ceilings, ornate ceiling roses and a wealth of period features create a wonderful sense of character throughout, while the spacious rooms provide plenty of flexibility for modern family life.

The ground floor offers an excellent balance of everyday living and entertaining space. To the front of the property, the generously proportioned lounge provides an inviting place to relax, with its period detailing adding a sense of elegance and warmth. Beyond this, the separate dining room is equally impressive, offering ample space for family meals, dinner parties and special occasions. To the rear, the substantial kitchen and breakfast room forms the heart of the home, with plenty of room for cooking, informal dining and gathering together. A convenient ground-floor WC completes the accommodation on this level.

The sense of space continues upstairs, where the first floor is home to an exceptionally generous principal bedroom, a large family bathroom and a further spacious room currently arranged as a study. There is an additional wonderfully versatile room could equally serve as an additional bedroom/craft room, depending on the needs of its next owners. The family bathroom is particularly impressive in its proportions, offering a level of space rarely found in more modern homes.

The second floor provides three further bedrooms, together with an additional bathroom, creating a flexible arrangement that lends itself beautifully to family living, visiting guests or working from home. With accommodation extending across four floors, including a substantial cellar divided into three useful areas, there is an abundance of space for storage, hobbies and the changing demands of everyday life.

Outside, the property continues to impress with a south-facing courtyard garden, a lovely spot to enjoy the sunshine, dine outdoors or unwind with a morning coffee. The courtyard offers a manageable outdoor space without the demands of a larger garden, while the added benefit of off-road parking, accessed via a roller door, is a particularly valuable feature.

What makes this home especially appealing, however, is not simply the house itself but the lifestyle that comes with it. The street has a wonderful reputation for its friendly neighbours and strong sense of community, with celebrations and street parties bringing residents together and creating the sort of atmosphere that is increasingly difficult to find. It is a place where neighbours know one another and where a genuine sense of belonging forms part of everyday life.

And with Devonport Park just 30 seconds away on foot, one of the area's most treasured green spaces is practically on the doorstep. Whether it's a morning stroll, time spent outdoors with the family or simply enjoying a little peace and greenery, the park feels like a natural extension of home.

Offering approximately 2,849 sq. ft. of accommodation, including the cellar, this is a home of impressive proportions, rich period character and remarkable versatility. Combining beautiful architectural details, generous rooms, practical features and a truly special community setting, it presents a rare opportunity to enjoy the charm of a traditional period property alongside the comforts and convenience of modern living.

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



















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BASEMENT
488 sq.ft. (45.4 sq.m.) approx.

GROUND FLOOR
929 sq.ft. (86.3 sq.m.) approx.

1ST FLOOR
872 sq.ft. (81.0 sq.m.) approx.

2ND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 2849 sq.ft. (264.7 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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