



151 York Road, Weston Mill, Plymouth, Devon, PL5 1AU



Price £375,000



Occupying a generous plot of approximately 0.24 acres in the established residential area of Weston Mill, this substantial four-bedroom home offers a rare combination of versatile accommodation, exceptional outdoor space and dedicated entertaining areas, all arranged across three floors.

Approached at street level, the property opens into the principal living floor, creating a practical layout for modern family life. A spacious lounge and separate dining room provide excellent reception space, ideal for both everyday living and entertaining, while the kitchen is conveniently positioned to the rear. A family bathroom and separate WC complete this level, making it the central hub of the home.

The floor below is dedicated to sleeping accommodation, with four well-proportioned bedrooms arranged around the central landing. Each room offers comfortable and flexible accommodation, whether utilised as family bedrooms, guest rooms or home-working spaces.

Descending to the garden level reveals one of the property's most distinctive features. This floor has been transformed into a superb games room and bar area, creating a fantastic space for entertaining, relaxing or enjoying time with family and friends. The layout lends itself perfectly to social occasions, while doors open directly onto a raised decked terrace, creating a seamless transition between indoor and outdoor living and making this floor a natural extension of the garden during the warmer months.

The grounds themselves are a true highlight. Extending to approximately 0.24 acres, the rear garden has been thoughtfully landscaped across a series of tiers, creating a variety of usable outdoor spaces. Raised decking provides the perfect setting for al fresco dining and summer entertaining, while multiple lawned areas offer plenty of room for children to play, pets to roam or keen gardeners to enjoy. A greenhouse further enhances the garden's appeal, all combining to create a remarkable outdoor environment rarely found within the city.

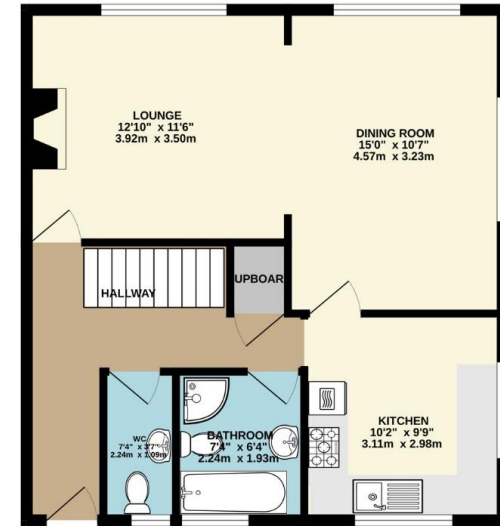
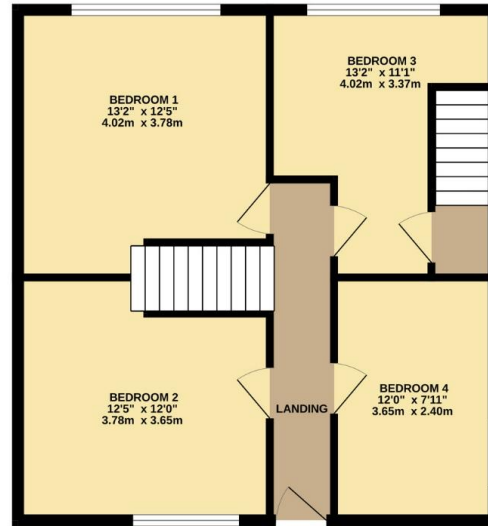
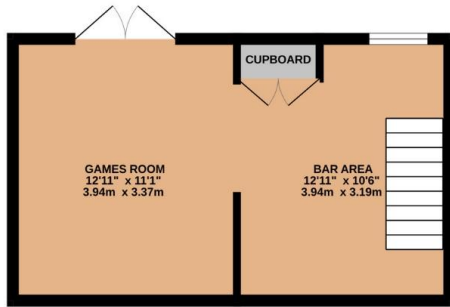
To the front, there is off-road parking and a single garage.

Combining generous family accommodation, flexible living space and a substantial landscaped garden, York Road presents an opportunity to acquire a home that offers both practicality and lifestyle in equal measure. Conveniently positioned for access to Plymouth City Centre, Devonport Dockyard, local schools and transport links, this is a property that stands apart from the ordinary.



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





TOTAL FLOOR AREA : 1460 sq.ft. (135.6 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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Lang Town & Country
6 Mannamead Road
Plymouth
PL4 7AA
Tel: 01752 256000
Email: property@langtownandcountry.com
www.langtownandcountry.com

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