



Penlee, 18 Penlee Way, Stoke, Plymouth, Devon, PL3 4AW

Guide Price £1,250,000



Penlee Way is a picturesque, tree-lined avenue that exudes a welcoming and friendly atmosphere. Lined with charming homes and well-manicured gardens, this location is perfect for those who appreciate a tranquil residential setting while still enjoying easy access to all the amenities the city has to offer. A refreshing breeze blowing in from the sea, the calming sounds of nature, and a lovely blend of traditional and contemporary architecture, the nearby parks provide fantastic opportunities for recreational activities and residents can also enjoy a wide variety of local shops, cafes, and schools.

“Penlee” is an impressive, detached family residence built circa 1923 which displays elegance and charm, whilst having fantastic panoramic views across the city, beyond to Staddon Heights, Plymouth Sound and Cornwall. The current vendors have created a wonderful ambience and enjoy an abundance of period features including fireplaces, ornate stained-glass windows, ceiling mouldings and a wonderful balustraded staircase in the centre of the property. The many improvements combine with modern luxuries including electrically operated "in and out" driveway gates, electric vehicle charging point and solar panels.

The property has been extended to create both the main bedroom suite and self-contained annex. The versatile and spacious accommodation comprises a reception hall, cloakroom, and separate WC, sitting room with access onto one of 3 balconies enjoying a south facing aspect, dining room, study, billiards/cinema room, kitchen/breakfast room, family room and an indoor heated swimming pool measuring approx. 33 ft. There is also a ground floor self-contained 1 bedroom annex which is versatile and could provide a work from home space or additional living area with a kitchenette and shower room, this useful space also has a private and internal access.



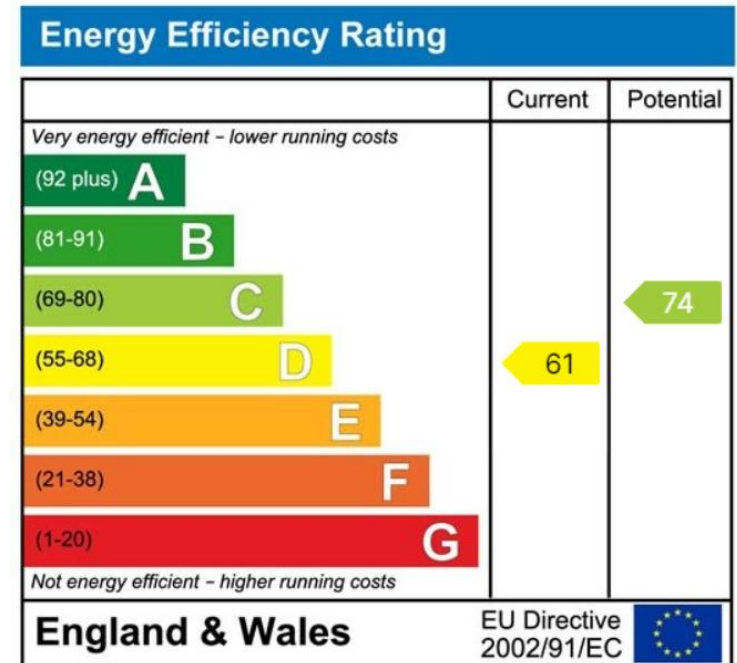
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On the first floor there are 4 double bedrooms, with the former main bedroom having access onto the south facing balcony, there is also a large separate dressing room/former additional bedroom and an ensuite bathroom. One of the other bedrooms also has a private balcony and an ensuite with a double shower enclosure and the remaining bedrooms share a guest shower room/WC. The private main bedroom suite which is arranged over two floors has a separate dressing room and staircase which leads to a magnificent, converted loft space measuring 29.5 ft, a bright and airy room with by-fold doors and a Juliet balcony which provides the most amazing views across the City, Drakes Island, Plymouth Sound and beyond to Mount Edgcumbe Country Estate in Cornwall. This wonderful bedroom has a triple aspect, built in wardrobes, a freestanding bath, and a shower room with a double walk-in enclosure.

The property is set on an impressive 0.77-acre plot, accessed via electronically operated gates which provide access into a sweeping “in and out” driveway suitable for at least 12 vehicles, electric charging point, security system, and gated access into the enclosed private courtyard with an outside shower and private access to the annex. There is a workshop/store with power and lighting, a gate and pathway leading to the large rear south facing landscaped gardens which are a pure delight and compliment this wonderful home. The colourful array of flowers, plants and shrubs provide a gardener’s paradise, the decking and patio are areas where you can enjoy summer barbecues and family gatherings, lawn with remote robotic lawn mower to allow extra time to enjoy and play in the garden, three summerhouses and an outdoor hot and cold shower to enjoy the natural surroundings and the starlight evenings. Towards the far end of this large south facing garden there are apple and pear trees and plenty of space to grow vegetables or keep bees.

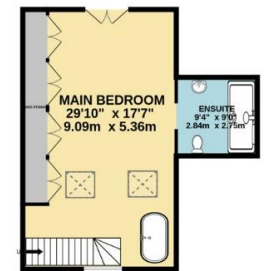
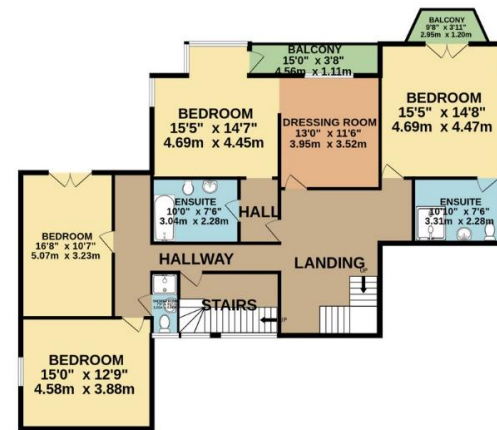
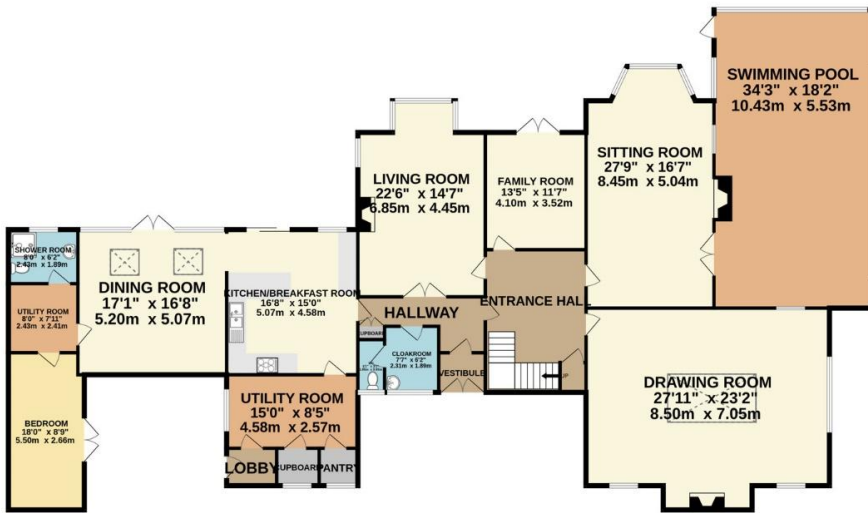




GROUND FLOOR
3374 sq.ft. (313.5 sq.m.) approx.

1ST FLOOR
1582 sq.ft. (147.0 sq.m.) approx.

2ND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 5564 sq.ft. (517.0 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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SALES



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