



56 The Brewhouse , Royal William Yard, Plymouth, Devon, PL1 3QQ



## Offers Over £250,000



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. Located on the second floor, this apartment has plenty of character due to its exposed stone and brick walls, wooden beams, and original pillars with a mezzanine floor. Leading up the stairs from the ground floor and to the right is the mezzanine area, which is a very versatile room, benefiting from electric opening skylights and water views in the distance. Previous owners have used it as a second bedroom, whereas others have made it into a games room or study. The top floor of this apartment has vaulted ceilings, and it is also where the generous sized master bedroom is located, with additional electric skylight windows looking down the Estuary in the distance. The partly tiled family bathroom houses a bath with shower over, W.C and a hand wash basin with vanity mirror above.

Downstairs and located off the hallway is a more than adequate size W.C and storage cupboard which houses the heat exchange unit and plumbing for the washing machine, as well as ample space for storage. The open plan living room is a lovely and airy space room due to the high ceilings. This room allows more than enough space for furniture and allows for the water views to be taken in from the low-level, double-glazed windows. Past the stairs and around the corner is the fully fitted kitchen that benefits from a range of integrated appliances, including a fridge, freezer, electric hob with oven below and built-in extraction fan above and a double sink.

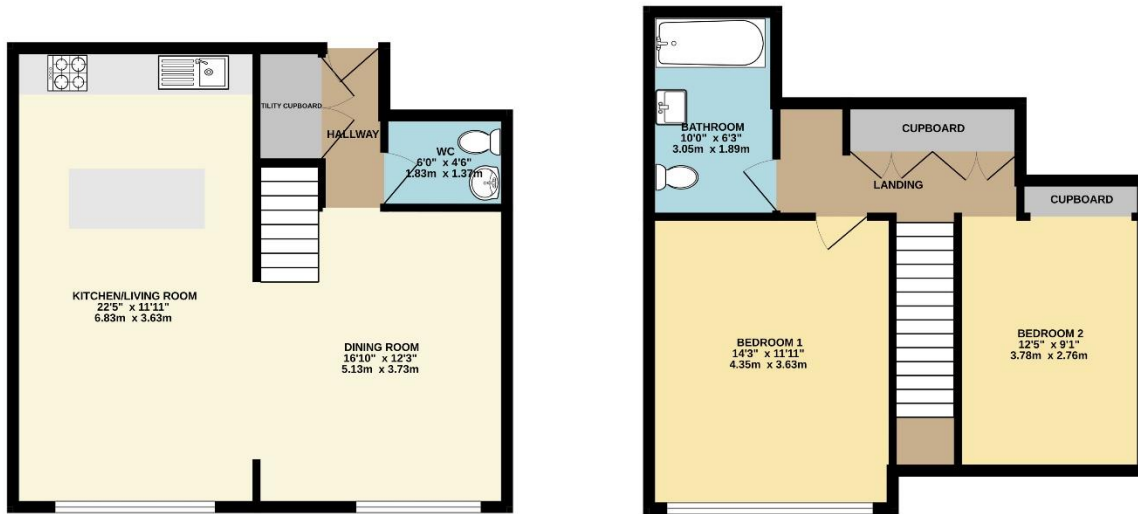
Lease Information: We understand the apartment is held on Lease with 101 years remaining and subject to a service charge of approximately £4815 per year but this is subject to change. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



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







TOTAL FLOOR AREA: 981 sq.ft. (91.2 sq.m.) approx.

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Lang Town & Country  
6 Mannamead Road  
Plymouth  
PL4 7AA  
Tel: 01752 200909  
Email: [waterside@langtownandcountry.com](mailto:waterside@langtownandcountry.com)  
[www.langtownandcountry.com](http://www.langtownandcountry.com)

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