



93, Molesworth Road, Stoke, Plymouth, Devon, PL3 4AQ

# Guide Price £700,000

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Occupying magnificent grounds just off The Elms and Molesworth Road, is this impressive and unique detached Georgian style residence, Circa 1830. The versatile and spacious residence could be easily utilised as a large family home yet with Annex potential.

There is an entrance porch, and an impressive entrance hallway. The ground floor comprises two splendid reception rooms with much character, a large kitchen and adjoining sitting room, a utility and a study.

On the first floor are 5 bedrooms and 2 bathrooms.

The lower ground floor has a very useful games room and an office. The wealth of character features is extraordinary with ornate coving and cornices, an elegant staircase, dado rails and deep full-length windows.

There are delightful gardens which envelop most of the property and are a splendid feature including large sweeping lawns, fruit trees and well stocked herbaceous borders. There is an absolutely fabulous, detached coach house which is currently used as a garage and a workshop. This could possibly be used converted subject to the usual planning consents and has its own courtyard.

The excellent range of local facilities include the nearby Stoke Damerel Primary School, Devonport High School for Boys and the regular public transport to the City Centre some 1.5 miles distant.

This is a unique and charming home which requires an internal inspection. We understand additional off-road parking was granted, and may be possible again, but the permission has now expired. Being sold with no onward chain and with vacant possession.

Agents note

The vendor would be willing to consider a part exchange on a smaller property subject to the usual checks.

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







TOTAL FLOOR AREA : 4930 sq.ft. (458.0 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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