



LANG TOWN  
& COUNTRY

54 Emma Place, Stonehouse, Plymouth, Devon, PL1 3QU





£615,000



Lang Town and Country are delighted to present to the market this beautifully presented and refurbished end terraced house situated within "Emma Place". This most exceptional house has been meticulously modernised and improved throughout.

The property is approached by a vestibule porch area. On the ground floor, there is a spacious living room, with doors leading through to another lounge area, which can also be utilised as a formal dining room. Both benefit from beautiful fireplaces and a range of original character features. This floor proceeds to offer a W.C, utility room with patio doors leading to rear garden. There is also a truly stunning kitchen/diner area. This really is a wonderful area, and truly represents the heart of the home. With skylight above the dining area, light floods through. There is a beautifully appointed kitchen with a variety of integrated appliances which flows and blends effortlessly into the dining area. From here there are bifold doors leading to a fantastic patio seating area.

Behind the kitchen there is a useful storage area, and access to an integral garage. Benefitting from light and power, there is sufficient space within here for a car and also a host of bikes/kayaks.

On the first floor, there is an office with access to a charming balcony area, offering views across the gardens. There are 2 double bedrooms, both benefitting from built in wardrobes. There is a family bathroom which also provides access to bedroom one.

Stairs rise to top floor where there are a further two bedrooms and a shower room. Importantly, the property benefits from a self-contained flat which can be accessed via inside the property, or stairs leading down from Emma Place. This is a superb addition offering a haven for visiting family or additional income in the form of an AST or short term lets. It benefits from shower room, bedroom, living room and kitchen, providing access to a private courtyard area. Externally there are beautiful gardens, benefitting from a southerly facing aspect. There is a wonderful laid to lawn area, further spacious patio area and outbuilding, perfect for summer BBQ's and parties.

Lang Town and country would highly advise an internal inspection of this most beautiful Victorian residence to appreciate everything it has to offer.



To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752200909).







TOTAL FLOOR AREA : 3480 sq.ft. (323.3 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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