



LANG TOWN  
& COUNTRY

Flat 10, The Brewhouse, 8 Royal William Yard, Stonehouse, Plymouth, Devon, PL1 3QQ



# Price £145,000

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 Edgumbe 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.

Being offered to the market with vacant possession, Lang Town & Country are delighted to present to the market this delightful and most charming ground floor apartment with mezzanine level bedroom.

In brief, the property consists of Entrance Hall, a large storage/utility cupboard which houses the boiler, shower room and open plan living area and fitted kitchen with a double sink and an array of integrated appliances namely under counter fridge, freezer and hob/oven with over extraction. Stairs rise to the mezzanine level which offers suitable storage and is currently utilised as a bedroom.

The apartment offers pleasant views across the courtyard.

The property is being offered to the market with vacant possession and no onward chain. It would suit anyone looking to expand a property portfolio, dive into the Holiday Let market or First Time Buyers looking to experience Yard Life.

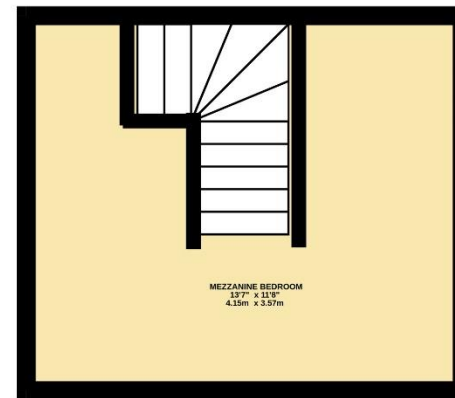
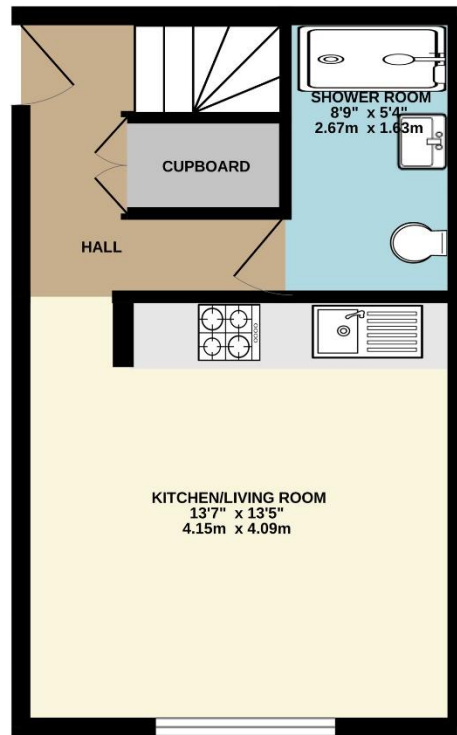
We understand the apartment is held on Lease with 102 years remaining and subject to a service charge of approximately £1,955.44 per year from April 23 - April 24. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

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

[www.langtownandcountry.com](http://www.langtownandcountry.com)







TOTAL FLOOR AREA : 461 sq.ft. (42.9 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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