



Harbour House, 19 Cremyll Street, Stonehouse,
Plymouth, Devon, PL1 3RB

Guide Price £1,250,000



An iconic 'Landmark' late Georgian residence situated directly adjoining the estuary of the river Tamar, with unrivalled and uninterrupted westerly views to the Royal William Yard, Mount Edgcumbe and Cornwall. Circa 1850, the property has a plethora of Georgian character features which include stripped pine floors, marble fireplaces, arched doors between the family room and dining room and coved ceilings.

Originally a boat builder's house, the property is situated in the Conservation Area of the Stonehouse Peninsula, where there is an active village community. The nearby Cremyll Ferry takes 8 minutes to reach Mount Edgcumbe in Cornwall from where there are beautiful coastal walks and the fishing villages of Cawsands and Kingsands.

The City Centre and the Theatre Royal are approximately a mile away. The Royal William Yard, with its cafes, restaurants, art, pottery, cinema, gym etc is a few minutes' walk away, along with the seawater swimming pool and beach at Devil's Point. There is a community-run Lawn Tennis and Croquet Club with beautiful tranquil gardens looking across to Drake's Island. The club is a hub for the local community.

There are moorings available in the Royal William Yard and also a tidal mooring can be rented outside the house, subject to availability. Adjacent to the property, stone steps lead down to the beach allowing easy access for kayaks, paddle boards etc.

The property was comprehensively and tastefully remodelled in 2000 and extended both over the kitchen and into the roof. It now has gas fired central heating and uPVC windows to the rear elevation, whilst to the front, the windows are sound glazed hard wood sash.

There are 2 luxury shower rooms which were fitted 4 years ago, a shower/wet room and a ground floor cloakroom.

The accommodation is arranged over three floors.

On the ground floor, is an impressive entrance hallway with stripped pine flooring, a dining room and family room with interconnecting doors and 2 marble fireplaces. The family room has a working open fireplace.



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There is a separate cloakroom.

A fabulous luxury pale blue / grey fitted kitchen, with Carrara Stone worktops, was installed 4 years ago, with built in units, ample storage, NEFF oven, hob and dishwasher. The flooring is Karndean tiles. There is a fitted pine window seat from which the views across the estuary to Cornwall can be enjoyed and doors leading onto a courtyard garden also with views across the river.

On the first floor there are two bedrooms both of which have en-suite shower rooms. One of these has fabulous views, access to generous roof storage and a sun deck. There is an elegant sitting room on this level, with stunning views and another sun deck. Again, there is a working fireplace. This room was formerly used as bedroom 4.

The second floor has been built to provide a master suite with large, fitted wardrobes and access to extensive roof storage. It also enjoys sea views.

The various sun deck areas with stunning westerly views, are interconnected via an impressive and attractive spiral staircase.

Parking

Situated a short walk from the property is an electronically gated area where there is exclusive parking for 3 - 4 vehicles with an electric vehicle charging point. This leads to a private walled garden area, ideal for storing a small boat/kayak etc.

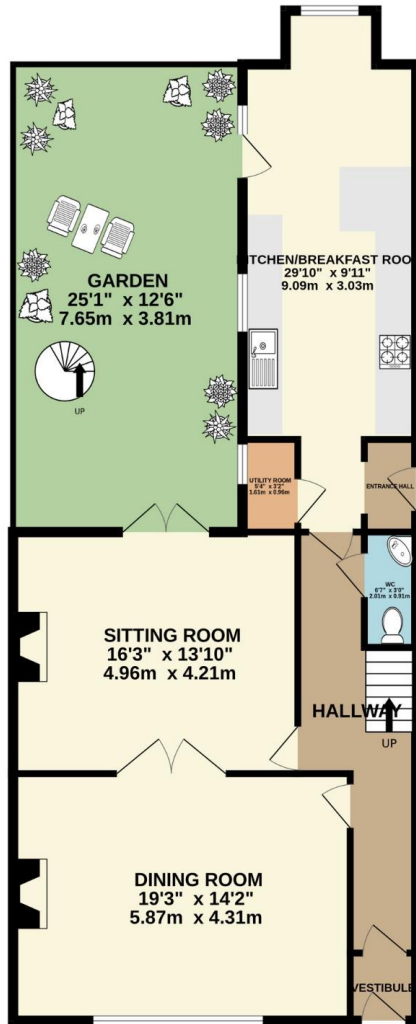
Agents Note

This is one of the most noteworthy and sought-after period residence within the city. It is a rare opportunity to acquire a unique and fine late Georgian home. Internal viewing is most strongly recommended.

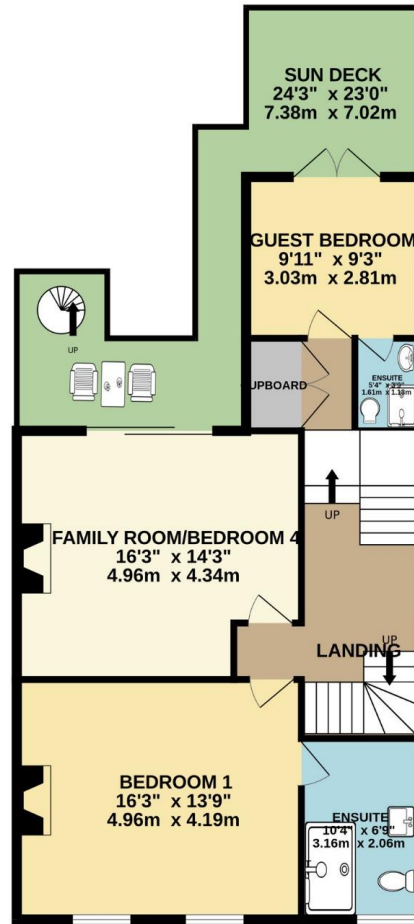




GROUND FLOOR
913 sq.ft. (84.8 sq.m.) approx.



1ST FLOOR
775 sq.ft. (72.0 sq.m.) approx.



2ND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 2258 sq.ft. (209.8 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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