



LANG TOWN  
& COUNTRY

3, Belmont Villas, Stoke, Plymouth, Devon, PL3 4DP

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SALES

# Guide Price £685,000



Situated within a Cul-De-Sac close to Stoke Village, this substantial semi-detached 4 storey Victorian villa was originally built, we understand for ships Captains. Circa 1895, the property has a plethora of Victorian character features including a number of marble fireplaces, coved ceilings and a fabulous, curved staircase with mahogany handrail. The well-proportioned accommodation is arranged over 4 floors.

On the garden level there is an oak fitted kitchen with a recently refurbished gas fired Aga and a uPVC door with views across and access to the rear south facing gardens. There is access to various external store and cellar rooms, which have formally been used as an air raid shelter and a wine cellar. There is gas fired central heating with a Worcester boiler and we understand, a new tiled roof in about 2000. There are various uPVC double glazed windows mainly to the southern elevation.

Also on the ground floor is a fabulous dining room which also has a marble fireplace, oak floor and a stunning multi-paned bay window overlooking the rear gardens. On the ground floor is a sitting room with a marble fireplace and bay window with views across the gardens and a drawing room which also has a marble fireplace and views across the gardens. There is an entrance hallway with panelling to dado, understairs store cupboards and a beautiful staircase leading to the garden level and the upper floors.

On the first floor are three bedrooms and a bathroom. Whilst on the second floor are two further bedrooms which include a splendid attic room with two Velux windows, a separate shower room and separate WC.

Externally, and to the side of the property is a double carport which leads to a double garage which has electric light and power and a remote-control roller door. There is a conservatory which leads to the rear gardens.

The fascinating rear gardens are stocked with a wide variety of beautiful and established plants and bushes. The gardens which are laid mainly to lawn were designed by the vendor, who was involved in the TV production of several Chelsea Flower shows. There is an ornamental pond and a flight of steps which were created by using some imposing stonework which formed part of a nearby church which was demolished.

The excellent range of local facilities include Stoke Village, popular schools including Devonport High Schools for Girls and Boys, Central Park and the Life Centre and regular public transport to the city centre some 2 miles distant.

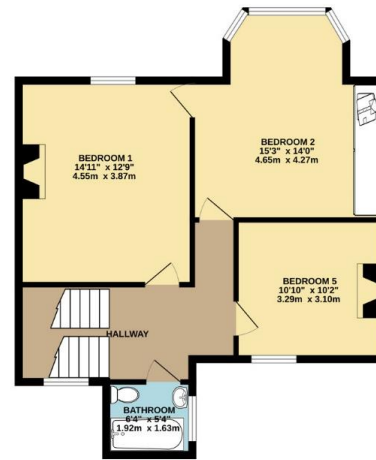
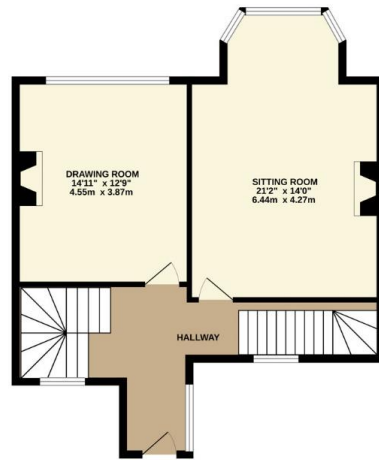
## Agents Note

An internal inspection of this spacious and wonderful family home with character can be most strongly recommended.



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





TOTAL FLOOR AREA : 2430 sq.ft. (225.7 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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