



119 Durnford Street, Stonehouse, Plymouth, Devon, PL1 3QP



# Price £360,000



'Durnford Street' is located within a designated Conservation Area which has experienced a remarkable transformation in recent years, further enhanced by the redevelopment of the famous Royal William Yard with its range of restaurants, bars, art galleries and growing retail outlets. A magnificent and fashionable waterside location near all amenities including art galleries, primary school, Stonehouse lawn tennis club, St Paul's Church and Public Houses. Also within walking distance is Devils Point and the Cremyll Ferry to Mount Edgcombe. Plymouth City Centre is less than one mile away and offers a wide range of shopping facilities, Theatre Royal, bars and restaurants. For sailing enthusiasts, there is the nearby Mayflower Marina and easy access to the historic Barbican and Plymouth Hoe.

Lang Town and Country are delighted to present to the market this most spacious maisonette, situated within the desirable "Durnford Street". This Victorian Bay fronted terraced property has been sympathetically converted into 2 maisonettes. "119 Durnford Street" is spread across the ground floor and lower ground floor and in brief comprises of: Communal entrance hall providing access to the principal accommodation. Upon entering the entrance hall there is access to a spacious living room where there is a beautiful white marble fireplace with cast iron inset and slate hearth and cast-iron radiators. There are large original twin doors which lead to the dining room, and these can be used to close off and divide the space. There is also a feature fireplace here and patio doors leading to the balcony with steps down to the garden.

Back to the hallway there is a WC with hand basin. There is also a breakfast area, a modern fitted kitchen with a dual aspect and variety of integrated appliances namely larder fridge/freezer, gas hob, two electric ovens and a dishwasher. From the kitchen there are most pleasant views across the garden and towards St Pauls Church.



Stairs lead to the lower ground floor where there are 3 double sized bedrooms. The master benefits from access to an en-suite wet room which has been upgraded by the current owners with twin sinks, heated towel rail, Bluetooth mirror and moisture censored extractor fan. From here and to the front of the property is a courtyard area with underground cellars beneath pavement level providing useful storage facilities. There is also a further luxury bathroom complete with a rainfall shower over the bath, LED changing lights, heated towel rail, WC, wash hand basin, Bluetooth mirror, moisture censored extractor fan and a storage cupboard which currently houses the washing machine. Two further double bedrooms both have direct access to the garden

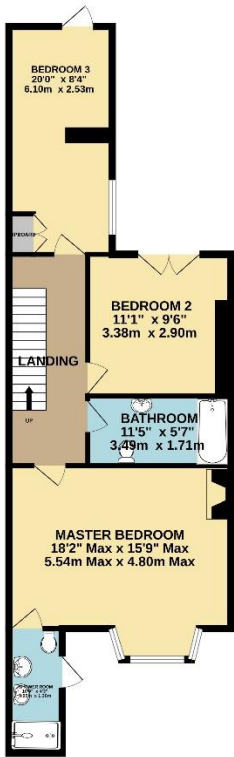
Externally to the rear of the property is a most charming and beautifully maintained enclosed garden benefitting from a variety of well stocked plants and shrubs as well as a patio area which is ideal for alfresco dining. From here there is access to a 2-storey stone built coach house which benefits from light and power and has a set of steps taking you to the mezzanine level which is ideal for additional storage. The coach house is perfect for storage, use as a workshop or has the potential to revert to a garage or develop into further living space. From the coach house there is direct access to the service lane behind.

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

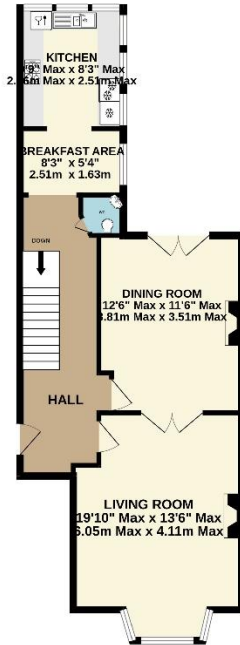
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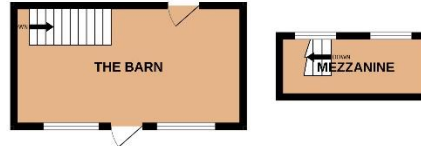
LOWER GROUND FLOOR



GROUND FLOOR



THE BARN



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