



Flat 60, The Brewhouse, 8 Royal William Yard, Plymouth, PL1 3QQ



Offer Over £420,000



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 Edgcumbe 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. There is an impressive entrance known as the 'winter garden', lift access to all floors and a host of exposed features.

Apartment 60 is a well presented duplex apartment which is accessed via communal lift and stair. An Oak fronted entrance door leads into the inner hall and through to the impressive lounge/diner with a host of exposed original features including exposed stone walls, vaulted ceilings with skylight windows allowing ample light into the room, roof trusses and beams, solid Oak wood floors which also leads through the apartment.



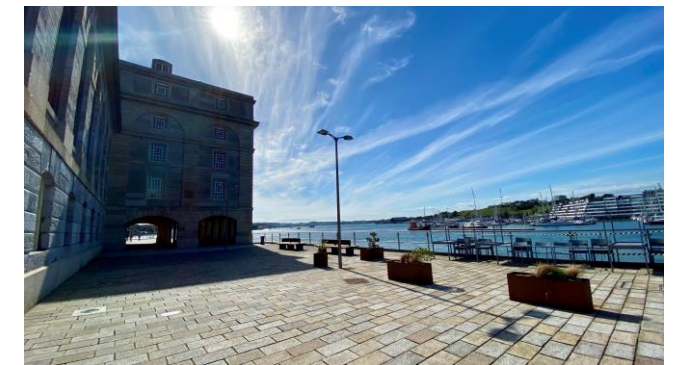
The kitchen area enjoys a range of integrated appliances including electric hob and ovens, fridge, freezer, dishwasher, white fronted units with wall mounted cupboards over, LED lighting, glazed splashbacks, limestone floor and space for breakfast table. The apartment has a useful utility room with ample space for essential day to day living.

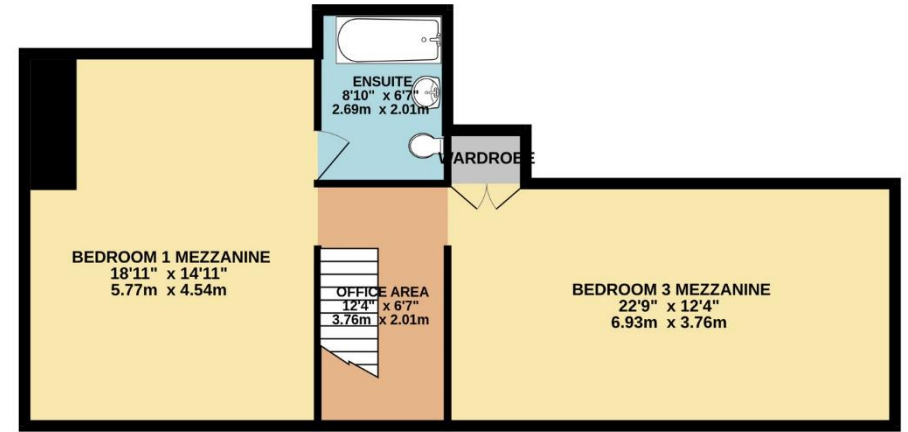
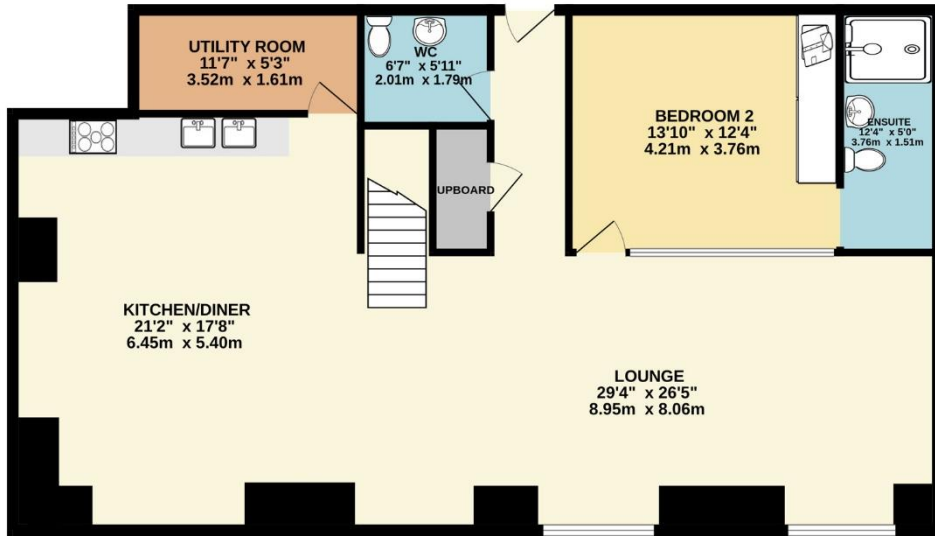
A bedroom on this level offers a double room with built-in wardrobes, oak floors, glazed wall allowing light and an impressive en-suite shower room featuring shower, wall mounted sink and WC with mosaic tiled wall and mirror over, recessed downlighters, limestone floor and exposed feature wall. The cloakroom for guests also has a WC, wall mounted basin with mirror over, limestone floor and recessed downlighters. The cupboard adjacent provides further storage. Stairs rise to upper level with low level feature lighting. There is a mezzanine master bedroom with vaulted ceilings, high level windows, oak floors throughout, ample power points, space for dressing area and an en-suite bathroom offering limestone tiled floor, mosaic tiled walls and a white suite comprising bath with shower over and glazed screen, wall mounted sink with mirror over, and a heated towel rail. The third bedroom is a flexible space, ideal as a studio/study area or bedroom for guests, with continuation of oak flooring, vaulted ceilings, exposed roof trusses and original beams.

We understand the apartment is held on Lease with 102 years remaining and subject to a service charge of approximately £7,280 per year from but this is subject to change. 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).

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TOTAL FLOOR AREA : 1925 sq.ft. (178.9 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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