

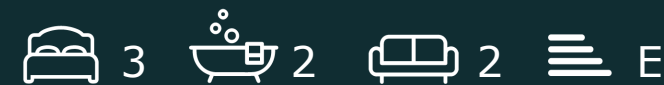
DC  
LANE

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The Square, Plymouth, PL1 3JX

£465,000 Leasehold







£465,000

# The Square

Plymouth, PL1 3JX

- Georgian Detached Residence
- Two Reception Rooms
- Five Parking Spaces
- Located in 'The Millfields'
- No Onward Chain
- Three Double Bedrooms
- Private Walled Garden
- Full of Character Features
- Generously Proportioned
- Council Tax Band C

DC Lane are extremely proud to introduce to the market this elegant Georgian detached residence within the iconic Grade II listed development 'The Millfields' set within landscaped grounds on the former site of the Royal Naval Hospital. The historic buildings and grounds are surrounded by the original hospital wall which provides a secure gated environment. The peace of mind afforded to residents within The Millfields is exceptional with the 24 hour security gated entrance.

The Almoner's House was where "Almoner" for the Royal Naval Hospital lived, a Church official responsible for distributing money (alms) to wounded sailors and the widows of those who died in service. The rear wall of the house was built in the 1780s and was part of the original exterior wall for the Hospital, over 1m thick in places, the rest of the unlisted house was built in the 1820s.

A grand architectural door opens into a welcoming hallway leading to the spacious principal reception room, tastefully decorated with dual aspect period windows. The dining room enjoys garden views and opens into the fully equipped kitchen with plentiful cabinets and garden access. A utility/cloakroom completes the ground floor accommodation. To the first floor there are three double bedrooms, one with dressing room area, a well appointed bathroom and separate shower room. Externally the very private and secure walled garden wraps around the property and is mainly laid to lawn with a timber shed and paved area, the perfect spot for alfresco dining or relaxation. A pedestrian gate leads to the front where further lawned areas flank the entrance path. There is ample parking at the front of the property easily for three cars, additionally there are two further allocated spaces within the development.

With no onward chain this classic family home filled with natural light showcases a wealth of original features striking the perfect balance between modern and classic - an exceptional home in an enviable location



## Ground Floor

Lounge	12'4" x 16'5" (3.76 x 5.02)
Dining Room	13'11" x 12'3" (4.26 x 3.75)
Kitchen	6'6", 68'10" x 12'3" (2,21 x 3.75)
Utility/Cloakroom	6'6", 68'10" x 3'7" (2,21 x 1.11)

## First Floor

Bedroom One	12'4" x 16'5" (3.76 x 5.02)
Bedroom Two	12'2" x 9'11" (3.71 x 3.04)
Bedroom Three	9'0" x 9'11" (2.76 x 3.04)
Dressing Room	3'3", 95'1" x 5'11" (1,29 x 1.82)
Bathroom	7'3" x 8'8" (2.21 x 2.66)
Shower Room	3'3", 252'7" x 2'5" (1,77 x 0.74)





## Directions

Head south on Mutley Plain to North Hill for 0.5 mi. Turn left onto Charles St and at Charles Cross Roundabout, take 4th exit onto Exeter St and at St Andrews Cross Roundabout, take 3rd exit onto Royal Parade for 0.3 mi. At Derrys Cross Roundabout, take 2nd exit onto Union St for 0.3 mi and at the roundabout, take 3rd exit onto Octagon St. At the roundabout, take 1st exit onto King St and at the roundabout, take 2nd exit onto Clarence Pl. The gated entrance of the Millfields can be found on the right and the property is located on the right.

**Council Tax Band: C**

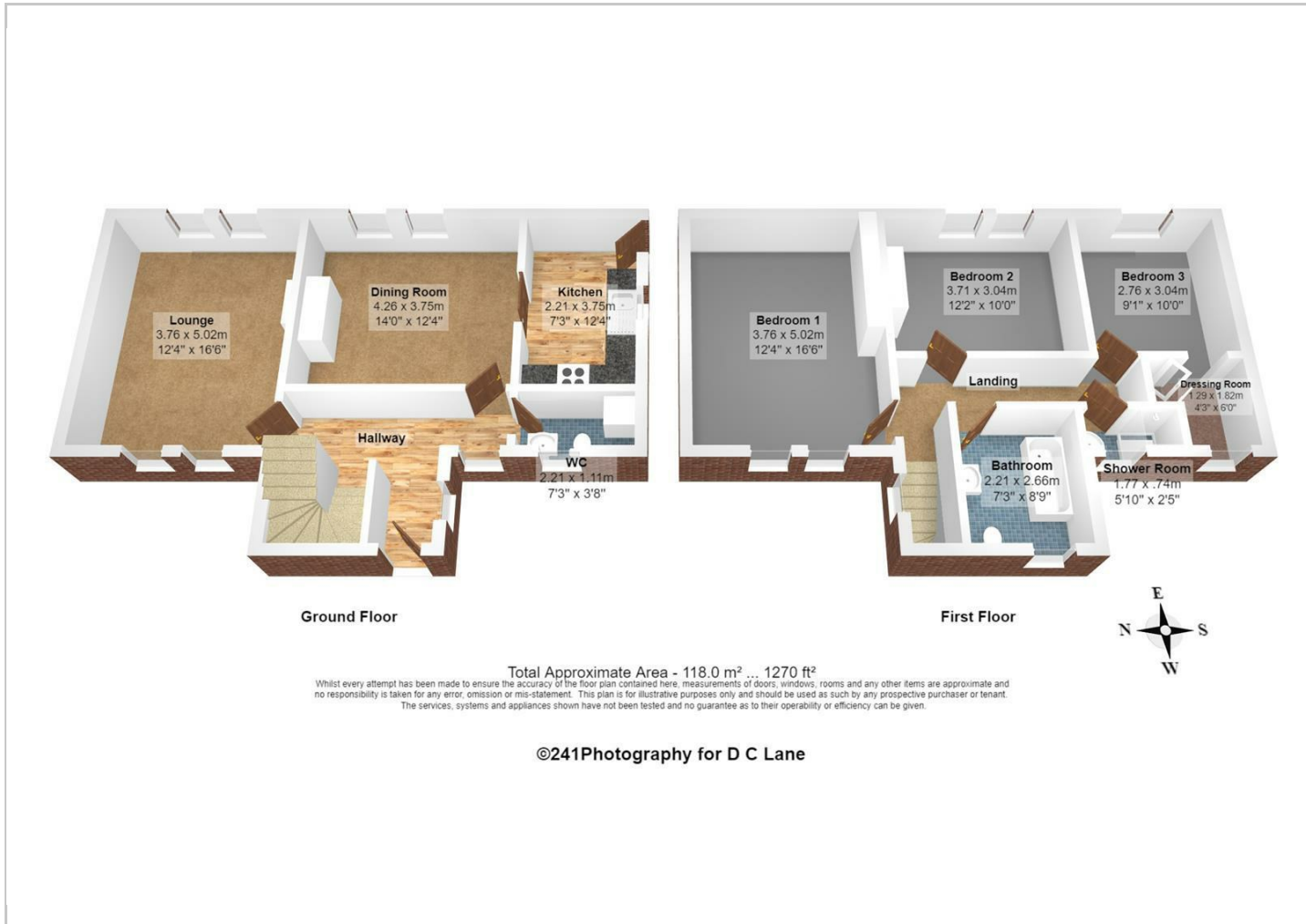




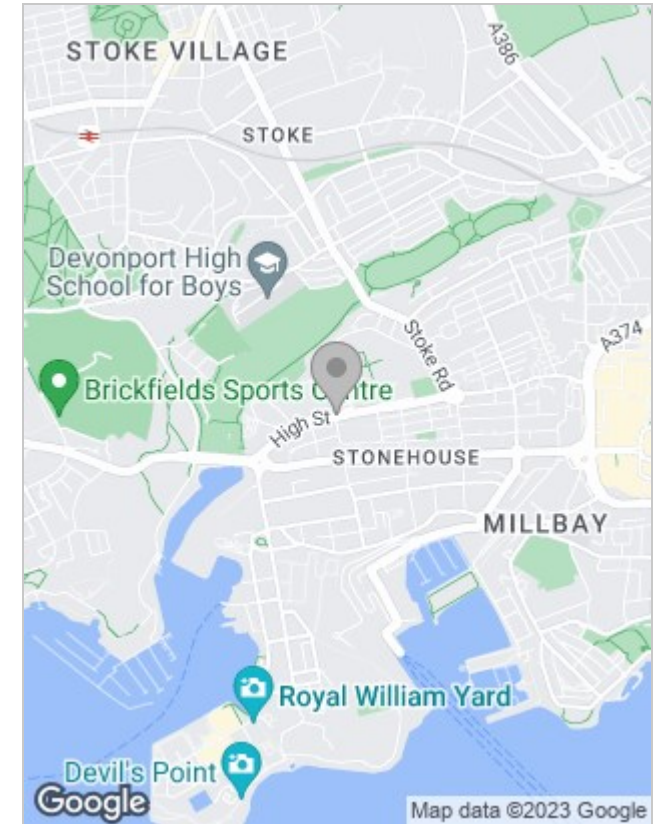




## Floor Plans



## Location Map



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Energy Performance Graph

