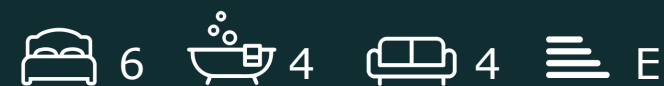




DC
LANE

SELL • LET • MANAGE

Wilderness Road, Plymouth, PL3 4RN
£800,000 Freehold





Wilderness Road

Plymouth, PL3 4RN

- Splendid Victorian Residence
- Six + Double Bedrooms
- Beautifully Curated & Presented Throughout
- Wrap Around Gardens
- Garage With Electric Roller Door
- Arranged Over Four Storeys
- Versatile & Flexible Accommodation
- Separate Self Contained Annexe
- Wealth Character Features
- Council Tax Band F

A rare opportunity to acquire this substantial Victorian villa, arranged over four expansive floors and brimming with timeless character. From intricate period details to thoughtfully designed modern spaces, every inch of this remarkable home has been styled to impress showcasing a breathtaking example of timeless architecture blended with elegant modern living. Beautifully curated and presented throughout, every room bursts with character features that captivate and charm from the moment you enter.

The ground floor offers a warm welcome with a spacious hallway leading to a refined drawing room, two generously sized bedrooms and a contemporary shower room. The first floor, the heart of the home opens into a striking open concept family living space with a beautifully appointed kitchen boasting a supersized island, plentiful cabinets, a range-style cooker, and a dining area set within the elegant bay window. The living area boasts a sophisticated lounge space, perfect for relaxing in style and a formal dining room is perfect for hosting candlelit dinners and special occasions. The sleek bathroom features a modern freestanding bath and a practical utility room adds to the convenience of this floor. The second floor features three well-proportioned bedrooms, all serviced by a modern and stylish shower room, offering flexible living space.

Stairs descend to the lower ground floor, revealing a generous self-contained annexe This space offers a wealth of possibilities, whether for extended family, guests, or potential rental income. It opens directly onto the lush rear garden, a tranquil haven with a lawn, mature trees, and established shrubs offering seclusion and beauty.

To the front, a private suntrap garden enjoys sunlight throughout the day and includes access to a garage with an electric roller door. With four separate entrances across different floors, this remarkable property offers versatility, privacy, and endless potential, a viewing is highly recommended.

£800,000



Ground Floor

Drawing Room	17'8" x 17'11" (5.40 x 5.48)
Bedroom One	14'4" x 23'2" (4.38 x 7.08)
Bedroom Two	12'11" x 15'0" (3.96 x 4.58)
Shower Room	4'1" x 14'9" (1.26 x 4.52)

First Floor

Kitchen/Breakfast Room	17'8" x 15'9" (5.39 x 4.82)
Family Room	14'4" x 15'9" (4.39 x 4.82)
Dining Room	12'11" x 17'2" (3.96 x 5.24)
Bathroom	11'10" x 7'8" (3.62 x 2.35)

Utility Room

Second Floor





Bedroom Three	13'2" x 17'8" (4.02 x 5.40)
Bedroom Four	15'4" x 13'6" (4.68 x 4.12)
Bedroom Five	11'10" x 15'5" (3.61 x 4.71)
Shower Room	9'5" x 9'7" (2.89 x 2.93)
Annexe	
Open Plan Living/Kitchen	17'6" x 21'2" (5.35 x 6.46)
Sitting Room	12'9" x 15'0" (3.90 x 4.58)
Bedroom	13'10" x 17'11" (4.24 x 5.48)
Bathroom	9'2" x 9'8" (2.81 x 2.96)
Utility Room	10'11" x 4'8" (3.35 x 1.44)
Study	7'9" x 10'9" (2.38 x 3.29)

Directions

Across from the DC Lane office Turn left onto Wilderness Rd 0.1 mi and the property can be found on the right.

Scan for Material Information

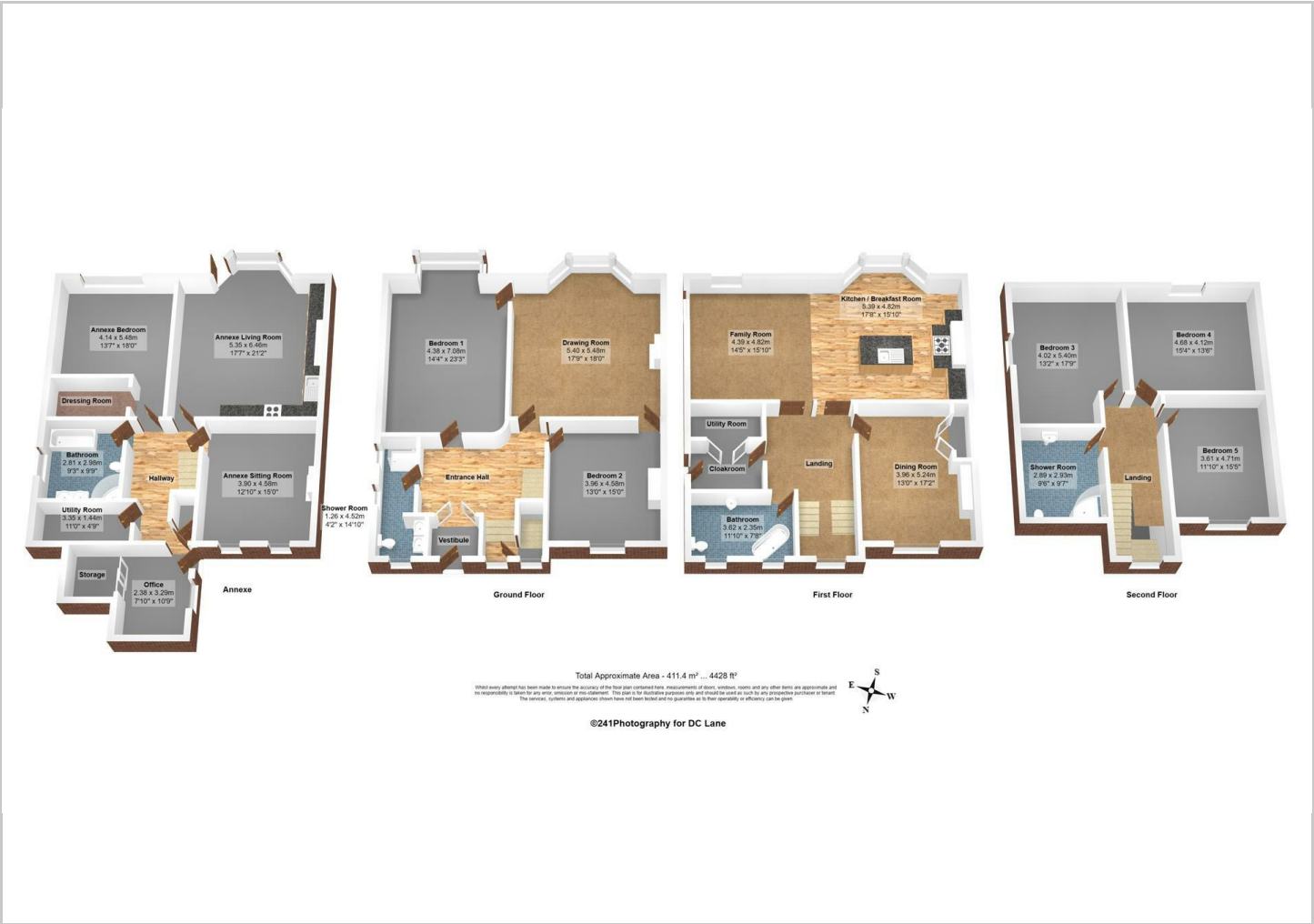


Council Tax Band: F

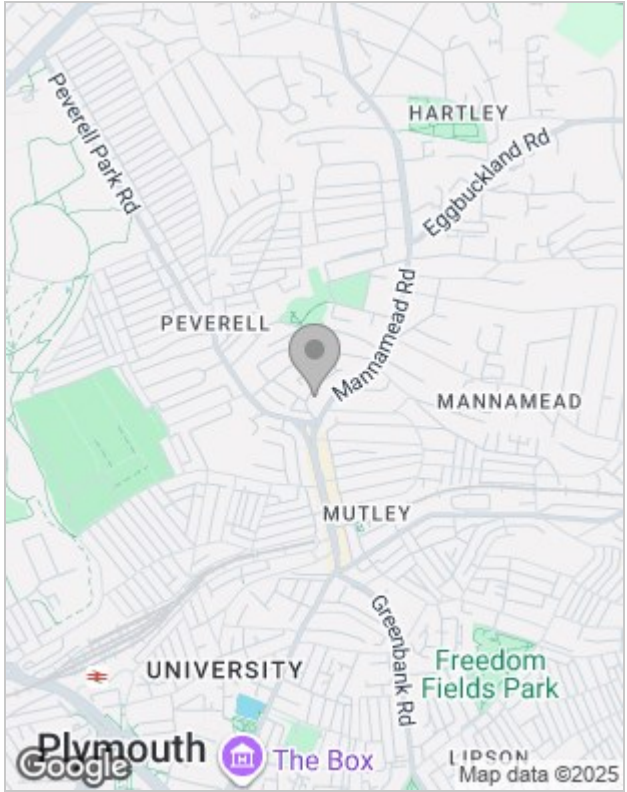




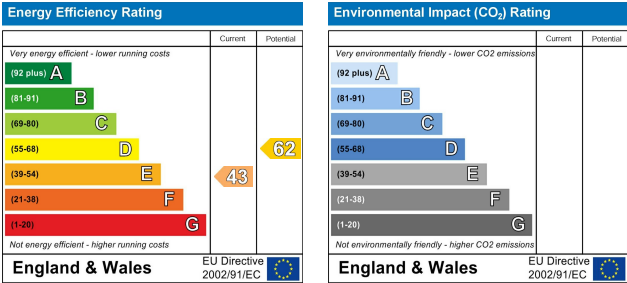
Floor Plans



Location Map



Energy Performance Graph



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.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ
01752 874242 | hello@dclane.co.uk | www.dclane.co.uk