

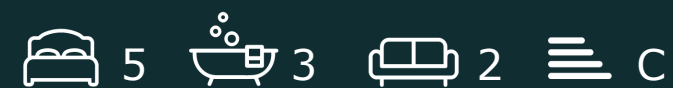


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Athenaeum Street, Plymouth, PL1 2RH

£575,000 Freehold









# Athenaeum Street

## Plymouth, PL1 2RH

- Exceptional Grade II Listed Period Home
- Arranged Over Four Storeys
- Self Contained Airbnb
- Tastefully Presented
- Parking Two Vehicles
- Five Double Bedrooms
- 300m to Seafront
- Original Features & Ornate Architecture
- Private Garden Oasis
- Council Tax Band D

A Stunning Grade II Listed Georgian Townhouse in the Heart of the City

This elegant five-bedroom Georgian townhouse combines timeless period charm with beautifully considered modern interiors. Grade II listed and rich in features, the property boasts high ceilings, sash windows, and intricate cornicing, all lovingly preserved to reflect its historic character.

Set over several floors, the home offers generous living space, including a stylish, contemporary decor throughout. The rear of the property is enhanced by striking Delabole slate, adding architectural interest and a touch of refined texture.

Nestled in the city centre with excellent parking facilities, the property also enjoys a private garden, thoughtfully filled with a selection of classic, well-stocked plants, perfect for outdoor entertaining or quiet relaxation.

A versatile basement kitchenette has been designed for easy removal, offering the option to transform the space into a sixth bedroom (en-suite) with garden access- if desired, ideal for guests or extended family.

A rare blend of historic elegance, modern comfort, and city living convenience, this property is truly one of a kind.



£575,000



### Ground Floor

Lounge 12'3" x 13'3" (3.75 x 4.05)

Kitchen/Diner 15'2" x 12'11" (4.64 x 3.95)

### Cloakroom/WC

### First Floor

Bedroom One 19'1" x 12'11" (5.82 x 3.95)

Bedroom Two 12'2" x 13'3" (3.73 x 4.05)

Bathroom 6'6", 14'4" x 8'2" (2.44 x 2.49)

### Second Floor

Bedroom Three 11'4" x 10'9" (3.46 x 3.30)

Bedroom Four 17'1" x 10'8" (5.22 x 3.26)

Shower Room 3'1" x 9'6" (0.96 x 2.90)

### Lower Ground Floor



Open Plan Living Room 15'9" x 13'11" (4.81 x 4.25)  
 Shower Room 7'1" x 6'5" (2.18 x 1.96)  
 Bedroom 19'1" x 12'3" (5.82 x 3.75)

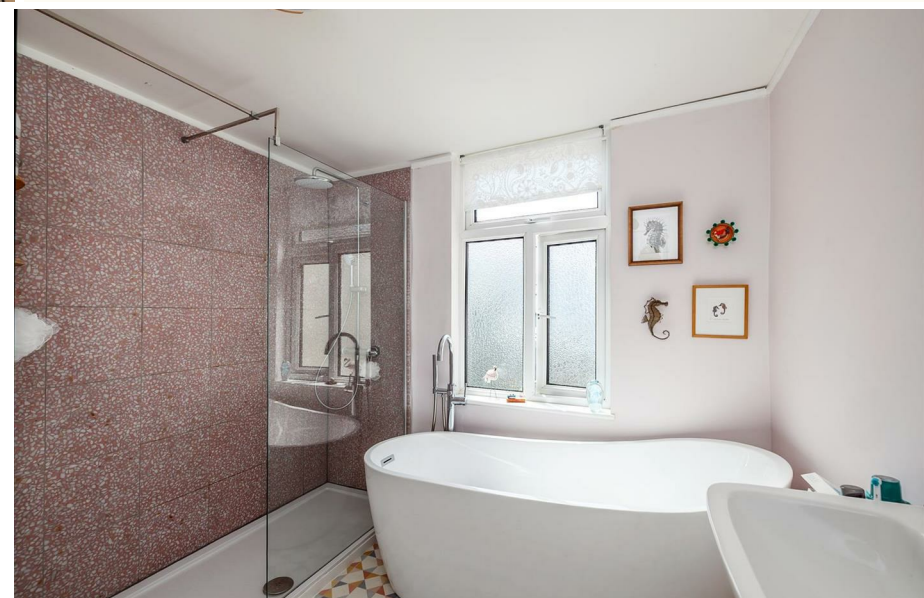
## Directions

Head north on Mutley Plain Turn right onto Ford Park Rd 0.5 mi Continue onto Central Park Ave 0.3 m At Pennycomequick Roundabout, take the 1st exit onto Pennycomequick Hill/A38 Continue to follow A3 0.2 At N Cross Roundabout, take the 3rd exit onto Western Approach/A374 0.6 mi Continue straight onto B3240 0.3 mi Turn right onto Atheneum Street and the property can be found on the right.

## Scan for Material Information



**Council Tax Band: D**









Floor Plans

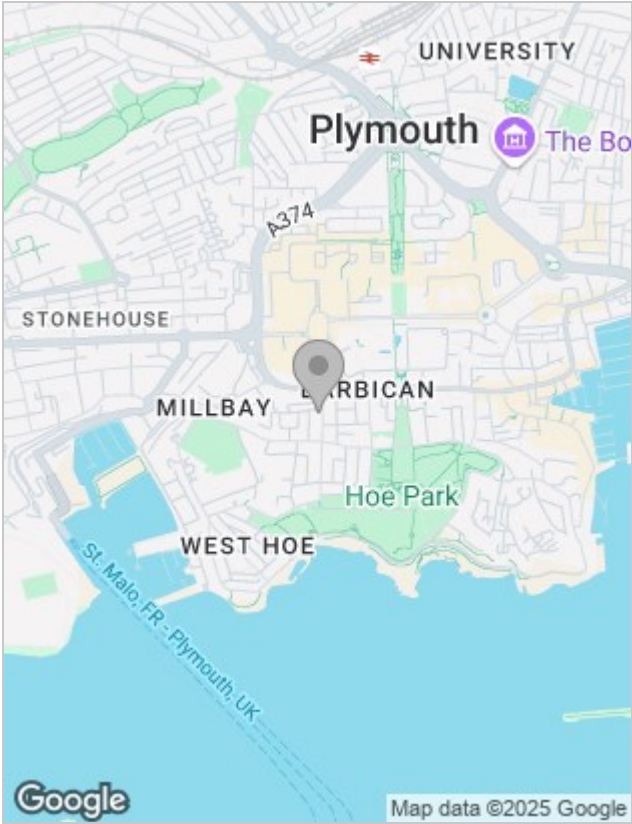


Viewing

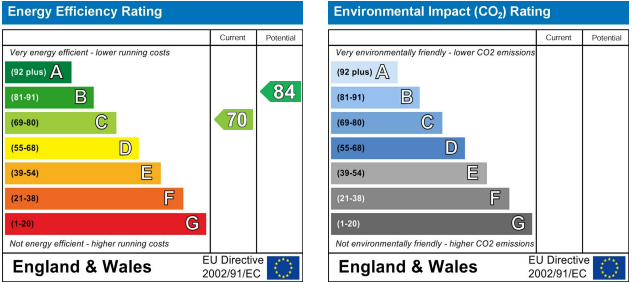
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

Location Map



Energy Performance Graph



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