

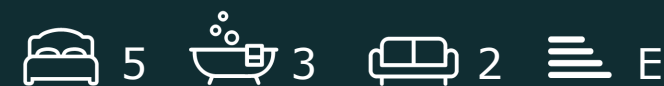
DC  
LANE

SELL • LET • MANAGE



Pennycomequick Villas, Plymouth, PL4 6NH

Asking Price £375,000 Freehold









# Pennycomequick Villas

Plymouth, PL4 6NH

- Splendid Family Residence
- Two Generous Reception Rooms
- Convenient Central Location
- Tastefully Presented
- Secure Off Road Parking
- Four Bedrooms & Potential for 5th
- Abundance of Original Features & Ornate Architecture
- Bathroom & Shower Room
- Low Maintenance Garden
- Council Tax Band B

DC Lane are thrilled to present this magnificent centrally located family residence, Pennycomequick Villas is steeped in history and well connected to local amenities, transport links, and green spaces.

Remarkably quiet and thoughtfully refurbished the property showcases spacious, understated elegance while retaining a wealth of ornate architectural details. The hallway boasts stripped floorboards setting a warm and characterful tone, a feature that continues throughout most of the ground floor. The principal reception room is a truly impressive space, generous in size and rich in period charm, the high ceilings create a sense of grandeur, beautifully accentuated by intricate ornate cornicing. A period fireplace serves as a focal point and the bay window floods the room with natural light and provides a lovely architectural feature, enhancing the overall sense of openness and sophistication. Ideal for both formal entertaining and relaxed living, this room blends timeless detail with spacious comfort. A further reception room offers versatility, either as a formal dining room or bedroom. A period fireplace is complemented by built-in cupboards that provide practical storage while enhancing the room's character. The kitchen/diner offers generous proportions, easily accommodating a statement dining table and chairs, great for intimate dinners or lively gatherings. Contemporary cabinets provide sleek, ample storage, while a range-style cooker adds both functionality and a touch of classic charm to the modern design with a utility room/wc for added convenience. The first floor boasts three generously sized bedrooms, each with period fireplaces, along with a fourth single bedroom. These are served by a stylish, contemporary shower room in addition to a separate, well-appointed bathroom.

The garden is designed for low maintenance and offers convenient off-street parking for two vehicles securely accessed via an electric roller door. A viewing is highly recommended



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## Ground Floor

Lounge 16'4",121'4" x 18'8" (5,37 x 5.69)

Dining Room / Bedroom Five  
15'5" x 13'4" (4.71 x 4.07)

Kitchen/Dining Room  
12'9" x 23'11" (3.89 x 7.29)

Utility Room/WC 12'9" x 4'0" (3.89 x 1.23)

## First Floor

Bedroom One 15'7" x 18'8" (4.75 x 5.69)

Bedroom Two 15'7" x 13'4" (4.75 x 4.07)

Bedroom Three 13'0" x 12'5" (3.97 x 3.79)

Bedroom Four 6'9" x 10'1" (2.07 x 3.08)

Bathroom 7'11" x 6'11" (2.43 x 2.12)

Shower Room 7'11" x 7'0" (2.43 x 2.15)





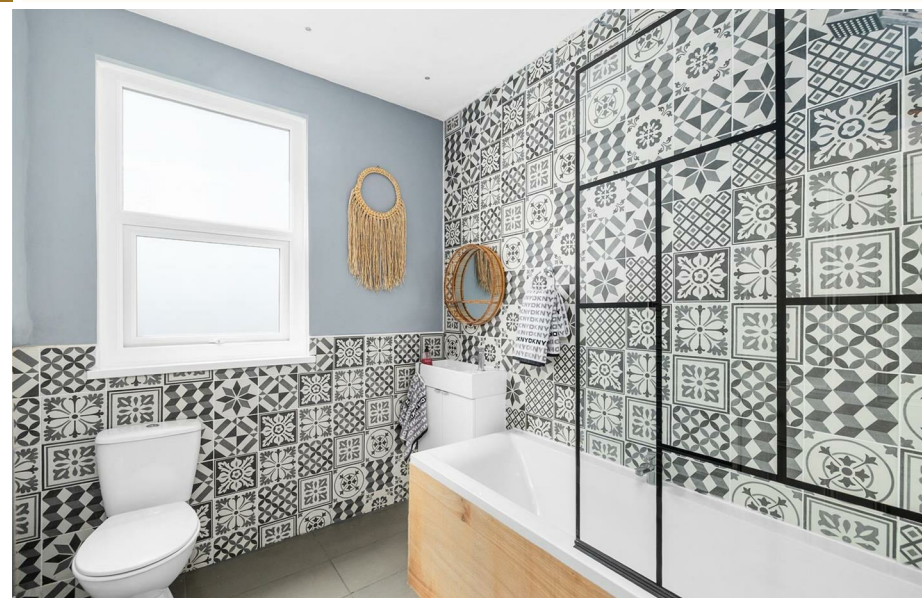
## Directions

From our office: Head South on Mutley Plain, turn Right onto Ford Park Road. Continue onto Central Park Avenue and the property can be found on the right before the roundabout,

## Scan for Material Information



**Council Tax Band: B**









Floor Plans

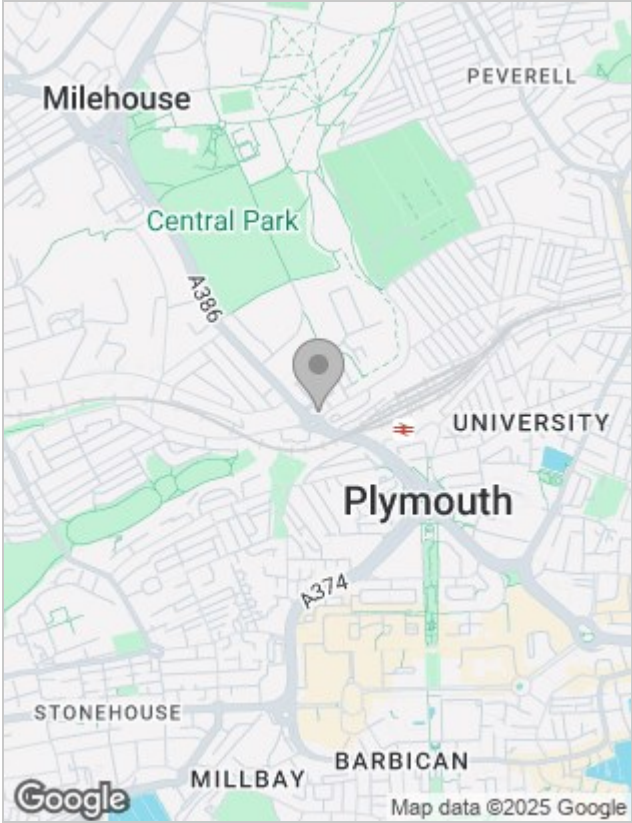


Viewing

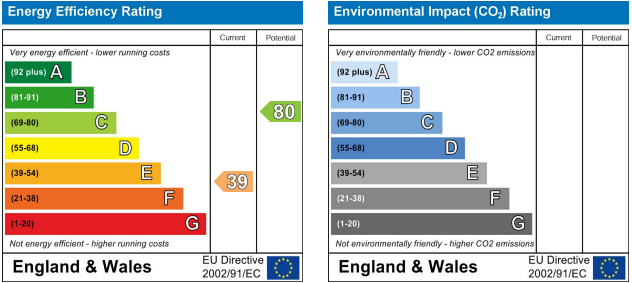
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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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