







DC
LANE

SELL • LET • MANAGE

Molesworth Road, Plymouth, PL3 4AQ
£850,000 Freehold

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Molesworth Road

Plymouth, PL3 4AQ

- Imposing Georgian Villa
- Additional Two Bedroom Coach House
- Popular Stoke Location
- Three Reception Rooms
- No Onward Chain
- Six Double Bedrooms
- Double Garage
- Generous Mature Gardens
- Annexe Offering Flexibility
- Council Tax Band E

DC Lane are thrilled to showcase this splendid Georgian residence with the addition of a separate coach house in the highly sought after 'Stoke Damerell Conservation Area' within strolling distance to fashionable Stoke Village, walking distance to the City Centre, waterfront facilities and with easy access to the A38.

Designed by the renowned architect John Foulston, this distinguished villa combines timeless elegance with generous proportions and a wealth of character. Period fireplaces, full height window shutters, and ornate ceilings enhance the sense of history and sophistication throughout. A level approach leads into the grand entrance hall opening onto two magnificent reception rooms connected by double doors, the rear room featuring French doors that open to the garden. A charming breakfast room flows into a delightful kitchen with abundant cabinetry and direct access to the garden, there is also a versatile bedroom/study and cloakroom. The graceful staircase rises to the first floor where five spacious bedrooms are complemented by a family bathroom and en-suite bathroom which leads to a cleverly positioned utility room with further direct garden access.

Externally, the superb garden enclosed by handsome stone walls features a generous terrace perfect for alfresco dining, leading on to a lawned area dotted with fruit trees and mature shrubs.

The Coach House, with its own private entrance from Park Place Lane offers exceptional flexibility. From its pretty walled garden a gate links directly to the villa's grounds. The accommodation comprises a kitchen and bathroom on the ground floor, with a lounge and two double bedrooms above. A separate double garage with power and water further enhances its practicality. Ideal for multi-generational living, a home office or as a lucrative rental investment this annexe offers endless possibilities.

A rare opportunity to acquire two fine residences on a single title - an exceptional offering in an enviable location.



£850,000



Ground Floor

Lounge	15'9" x 21'7" (4.82 x 6.60)
Dining Room	15'9" x 16'4" (4.82 x 4.98)
Bedroom/Study	11'3" x 16'4" (3.43 x 4.98)
Breakfast Room	14'7" x 12'6" (4.47 x 3.82)
Kitchen	14'7" x 9'9" (4.47 x 2.98)

First Floor

Bedroom One	15'9" x 21'7" (4.82 x 6.60)
Bedroom Two	15'9" x 16'7" (4.82 x 5.08)
Bedroom Three	14'7" x 12'4" (4.47 x 3.76)
Bedroom Four	10'11" x 10'0" (3.34 x 3.05)
Bedroom Five	10'11" x 7'7" (3.34 x 2.33)
Bathroom	9'2" x 5'6" (2.80 x 1.70)



En Suite	9'8" x 9'11" (2.97 x 3.04)
Utility Room	8'10" x 9'11" (2.70 x 3.04)
Coach House	
Garage	23'3" x 12'5" (7.11 x 3.80)
Kitchen	12'0" x 12'0" (3.66 x 3.66)
Bathroom	4'1" x 8'3" (1.26 x 2.54)
Lounge/Diner	9'6" x 12'5" (2.90 x 3.80)
Bedroom One	13'5" x 12'5" (4.10 x 3.80)
Bedroom Two	11'8" x 12'5" (3.58 x 3.80)

Directions

From our office: Head South on Mutley Plain, turn Right onto Ford Park Road. Continue onto Central Park Avenue. At the roundabout, take the second exit onto Stuart Road and then the first exit onto Wilton Street. Continue along Wilton Street through the traffic lights and turn right onto Molesworth Road for 0.4 mi and the property can be found on the right.

Scan for Material Information



Council Tax Band: E





Floor Plans

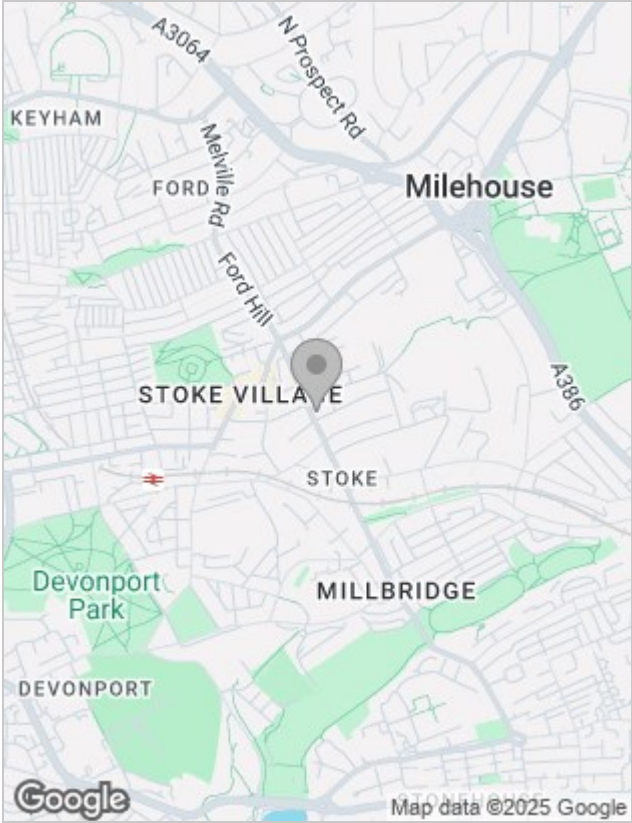


Viewing

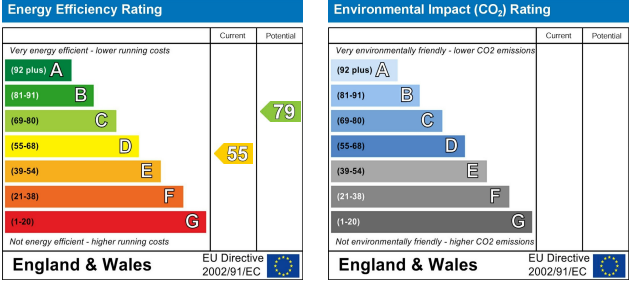
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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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