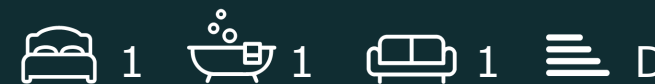


DC  
LANE

SELL • LET • MANAGE

Wingfield Road, Plymouth, PL3 4ER

Asking Price £160,000 Leasehold - Share of Freehold





Asking Price £160,000

# Wingfield Road

Plymouth, PL3 4ER

- Grade II Listed Victorian Former Villa House
- Impressive Open-Plan Lounge, Dining & Kitchen
- Access to Communal Gardens
- Stoke Location
- Allocated Parking Space
- First-Floor Apartment in a Conservation Area
- Well-Proportioned Double Bedroom
- Large Window with Sea Views
- Share of The Freehold
- Council Tax Band A

Set within an imposing Grade II listed Victorian former Villa house, dating from the 1860s, this exceptional first-floor apartment offers a rare opportunity to acquire a home of genuine architectural significance. Positioned within a designated Conservation Area on Wingfield Road, Stoke. The building remains an elegant reminder of Plymouth's rich Victorian heritage, retaining its striking presence and timeless appeal.

Once a grand residence of scale and refinement, the property has since been thoughtfully converted into a select collection of apartments, allowing residents to enjoy its historic character alongside modern convenience.

Located in a well-regarded residential area of Plymouth, the apartment benefits from easy access to local amenities, transport links and proximity to the city centre.

The heart of the home is the impressive open-plan lounge, dining and kitchen space - A room that immediately showcases the building's heritage. Soaring high ceilings create a wonderful sense of volume, while an exceptionally large window floods the space with natural light. On a clear day, distant sea views can be enjoyed from the lounge window, adding yet another special feature.

The layout is perfectly suited to contemporary living, with clearly defined areas for relaxing, dining and cooking, all while maintaining an effortless flow.

The bedroom is well-proportioned and inviting, providing comfortable accommodation. The bathroom is neatly appointed, completing the practical layout.

The apartment further benefits from a loft space.

Externally, the property benefits from an allocated parking space, a valuable feature in this location, along with access to well-maintained communal gardens for residents to enjoy.

Apartments within Grade II listed buildings of this calibre are seldom available. Combining historic character, sea glimpses and practical amenities, this is a unique home within one of Plymouth's attractive conservation settings.

Viewing is highly recommended



## First Floor

Lounge/Diner	19'4" x 19'6" (5.90 x 5.95)
Kitchen	9'4" x 8'4" (2.86 x 2.55)
Bathroom	11'11" x 5'4" (3.65 x 1.65)
Bedroom	13'1" x 13'1" (4.00 x 4.01)





## Directions

From DC Lane Estate Agents at 99 Mutley Plain, head south-east along Mutley Plain and turn left onto Ford Park Road. Continue along Ford Park Road, then turn right onto Central Park Avenue. Follow Central Park Avenue until you reach the roundabout. Take the exit onto Alma Road, continuing along until you reach Whittington Street. Turn onto Wingfield Road and follow it until you reach 135 Wingfield Villas, which will be along this section of the street.

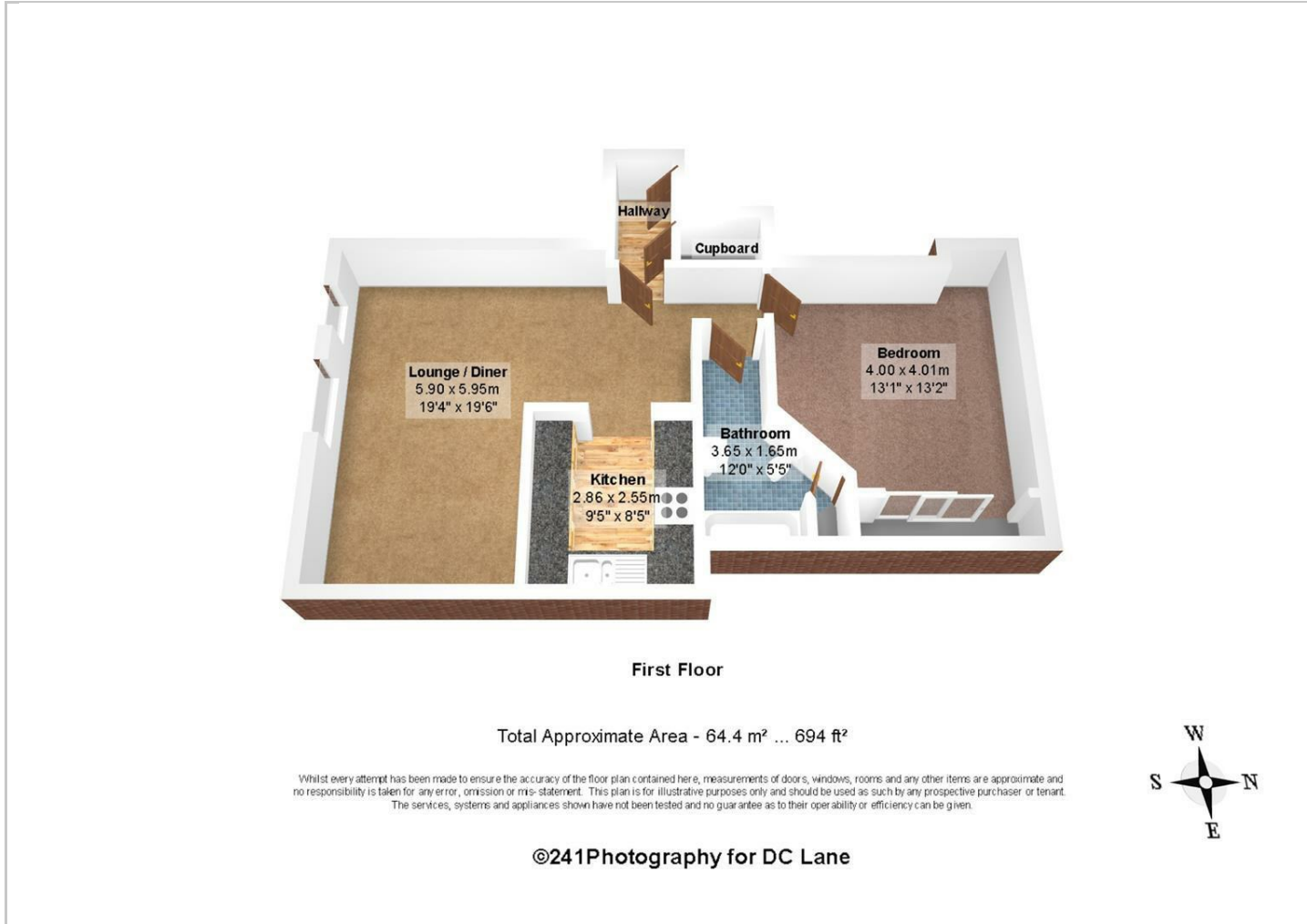
**Council Tax Band: A**

## Scan for Material Information

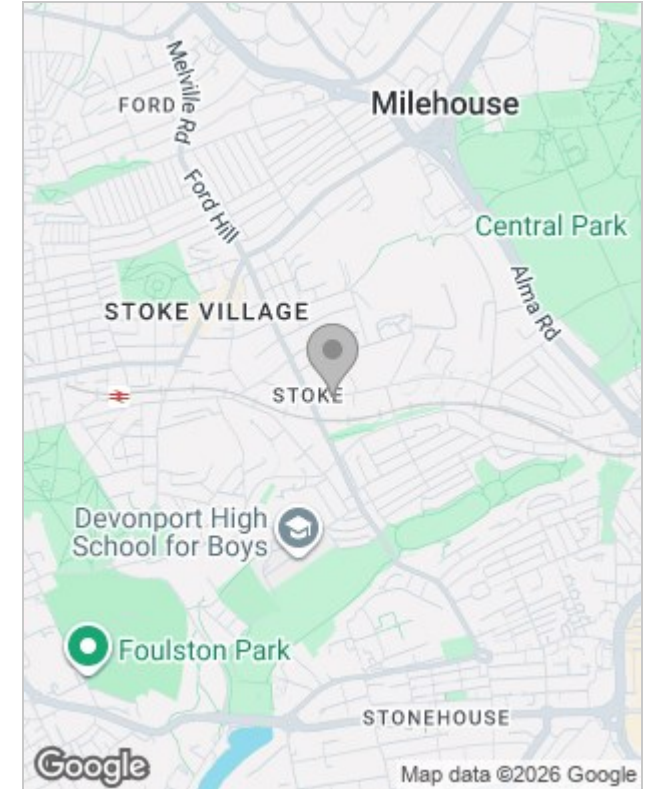




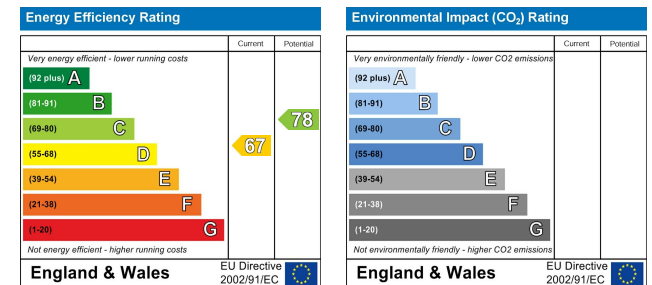
## Floor Plans



## 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**  
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