



The Brewhouse,

8 Royal William Yard, Stonehouse, Plymouth, PL1 3QQ



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£185,000

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The Royal William Yard is a wonderful 8-acre site situated at Cremyll Point and enjoys magnificent views up the river Tamar and across to Cornwall. Originally constructed in 1824 under the supervision of the famous architect and engineer Sir John Rennie, the magnificent array of Grade I Listed, limestone and granite buildings occupy a fabulous waterside location and are at the heart of the regeneration of both Stonehouse and Plymouth. The Navy withdrew from the Yard in 1992 leaving these elegant and towering edifices which have been imaginatively regenerated by the renowned developers Urban Splash, who have an impressive record in reviving old, derelict and interesting sites. The splendid local facilities include the nearby Devils Point, the Royal William Yard itself with galleries, restaurants and a water taxi direct to the Barbican Mayflower Steps, a foot ferry to Cremyll and the Mount Edgcumbe Country Park, marina with berths available (subject to arrangements), local pubs, shops and regular public transport to the City Centre, approximately one mile distant.

"Brewhouse" is a Grade I Listed building which has been imaginatively and sympathetically converted to provide a collection of 77 high specification luxury apartments. This historic building was once capable of producing 30,000 gallons of beer per day and has also been used as a store for rum, a torpedo workshop and finally became the headquarters for the Raiding Squadron of the Royal Marines.

This immaculately finished first floor, one-bedroom apartment includes amazing 10-foot ceilings with West facing French doors opening to the Juliet balcony. Due to it being West facing, this property is incredibly light and airy and benefits from the afternoon sun.

From the front door and attached to the hallway is a separate utility cupboard with a washing machine. This cupboard also houses the heat-exchanger.

The bedroom is a very generous sized double room and has floor to ceiling fitted wardrobes to one side and French doors to an additional side, which opens up to the Juliet balcony and this room can be closed off by a full height door.

The tiled bathroom comprises of a bath with shower over, heated towel rail, a sink and WC with mirror over.

The kitchen which is partly separated to the lounge/diner is done so by an opaque partition. The kitchen includes tiled flooring and houses a variety of integrated appliances such as a fridge/freezer, ceramic hob and oven and a double sink. The living room is unique and full of character due to its exposed stone and red brick wall. It has ample

space for furniture and has shelves built into the wall. This room also benefits from another set of full height French doors to the Juliet balcony.

A parking permit is purchased at an additional cost.

FIRST FLOOR

LIVING ROOM 16' 8" x 14' 1" (5.1m x 4.3m)

KITCHEN 11' 9" x 5' 10" (3.6m x 1.8m)

BEDROOM 13' 5" x 10' 2" (4.1m x 3.1m)

BATHROOM 7' 6" x 5' 6" (2.3m x 1.7m)

LEASE INFORMATION

We understand the apartment is held on Lease with 106 years remaining and subject to a service charge of approximately £2,028.77 per year. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

COUNCIL TAX BAND C

LOCAL AUTHORITY Plymouth City Council

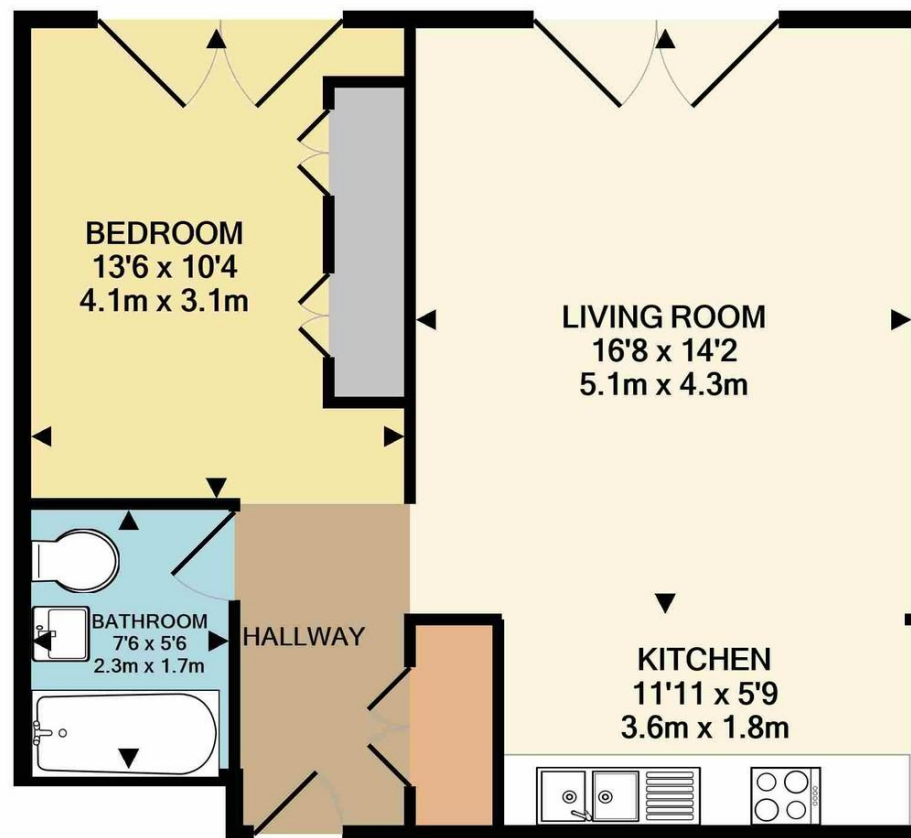
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47 Notte Street

Plymouth

Devon

PL1 2AG

01752 200909

waterside@langtownandcountry.com

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