



**The Square, Stonehouse, Plymouth, Devon, PL1**

**Offers Over: £650,000**



# The Square, Stonehouse, Plymouth, Devon, PL1

Nestled within the prestigious and historically rich enclave of 'The Square' in Plymouth's sought-after Millfields estate, the property stands as an impressive Grade II listed Georgian townhouse. This expansive residence spans five levels, boasting six double bedrooms and a wealth of elegant living spaces.

Stepping into this meticulously restored property, history whispers through its grand fireplaces, coved ceilings, and picture rails. A recent renovation in 2019 introduced a luxurious fitted kitchen on the ground floor and a convenient boiling water tap, whilst also featuring top-of-the-line Neff appliances including two slide-and-hide ovens, a combination microwave/oven, warming drawer, dishwasher and a hob.

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Modern conveniences blend seamlessly with heritage charm, with zoned smart heating and high-speed internet access via Ethernet ports on every floor except the ground level. The garden level reveals a versatile craft room/studio with an original cast iron range, a modern office with garden access, and updated engineered oak flooring.

Spread across the upper floors, the townhouse offers a gracious living room with square views, six bedrooms, two bathrooms, and a convenient kitchenette. A functional dumb waiter connects the dining room to the garden level, adding a touch of historic flair.

The rear gardens, basking in southern and western sun, enchant with their herbaceous borders and produce area against the backdrop of listed red brick walls. A standout feature is the large garage with an adjoining workshop, both listed, offering water, electricity, ample lighting, and power. An additional parking space on The Square completes this exceptional offering.

Benefiting from a 999-year lease granted in 1985, the property has 971 years remaining and is part of the collective freehold ownership by the West End leaseholders. An annual service charge of approximately £1600.68 and ground rent of approximately £52 maintains this exclusive slice of Plymouth history.















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