



Molesworth Road, Stoke, Plymouth, Devon, PL3

Offers Over: £475,000

Freehold

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This impressive Grade II listed Georgian terraced house is a rare opportunity on the market, having been meticulously maintained and completely renovated to an exceptional standard by the current owners. Retaining a wealth of period charm, the property showcases original floors, panelled doors, intricate cornicing, ceiling mouldings, and a striking balustrade staircase. These historic features are seamlessly complemented by contemporary upgrades, including column radiators, Aluminium and uPVC double glazing, and a brand-new roof installed in 2021.

The spacious and well-proportioned accommodation begins with an attractive vestibule featuring modern tiled flooring, leading into a welcoming entrance hall with elegant panelling. The bright and airy sitting room boasts a multi-fuel burner and an archway with original oak doors opening into the dining room. The hallway continues to the modern kitchen breakfast room, which is equipped with integrated Bosch double ovens, a microwave, coffee machine, dishwasher, and an induction hob with a rising extractor fan set within the chimney breast. A range of stylish wall and base units provide ample storage, along with space and plumbing for an American fridge freezer. Adjacent to the kitchen, the utility room offers additional convenience with a sink, cupboards, and a WC. A unique feature of the ground floor is an original cupboard that has been thoughtfully transformed into a fitted bar.

The first-floor hosts three double bedrooms, each with its own distinct character. Bedroom four, located at the rear, features bespoke cabinetry, a charming fireplace, and an energy-efficient infrared radiator. Bedroom three is a spacious double with a feature fireplace, while bedroom two at the front is filled with natural light and boasts a panelled bay window, bespoke cornicing, and an elegant ensuite. The ensuite has been carefully designed with concrete-effect lime plaster walls, stylish floor tiling, a WC, wash hand basin, heated towel rail, and a sleek shower enclosure.

Occupying the entire second floor, the stunning Master bedroom suite offers breathtaking views across to The Sound and Cornwall. This luxurious space has been renovated to an impeccable standard, featuring polished Venetian plaster walls, a built-in coffee bar, and a walk-in wardrobe leading to a spa-like ensuite. The ensuite is fitted with marble-effect porcelain tiles, a double shower enclosure, twin sinks, a Japanese bathtub with jets, a WC, and a heated towel rail. The loft has been cleverly converted into a versatile space that can serve as a cinema or games room. It benefits from triple insulation, brand-new carpets, exposed beams, and eaves storage. A standout feature is the artificial grass viewing platform with a Velux balcony window, providing stunning panoramic views of Mount Edgcumbe and Plymouth Sound.

Externally, the property features a charming grass frontage with a wrought iron fence, while the rear garden is designed for low-maintenance enjoyment with areas of Astro turf, decking, and patio space enhanced by feature lighting. A roller door provides access to the carport, offering convenient off-road parking.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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