

Francis Stuart

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Lipson Road, Lipson, Plymouth, Devon, PL4 8PL

£325,000

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Francis Stuart are delighted to welcome to the market this substantial Victorian family home on Lipson Road, offering approximately 1,880 sq ft of beautifully presented accommodation, three generous double bedrooms, three reception areas and an abundance of original character.

With its attractive stone frontage, large bay windows, impressive room proportions and original features, this lovely home perfectly encapsulates the charm and elegance of the era in which it was built.

Inside, the property has been beautifully presented in a stylish palette of cream, white and black, creating a lovely balance between traditional Victorian character and modern family living.

The entrance hallway makes a wonderful first impression, with its striking original tiled flooring setting the tone for the period charm and Victorian elegance that continues throughout this home.

The ground floor offers plenty of space and flexibility, with an impressive bay-fronted lounge, a separate dining room and a further breakfast room leading through to the kitchen. Whether you're looking for somewhere to entertain, spend time as a family or enjoy having a little extra space, this home certainly has plenty to offer.

Originally arranged as a four-bedroom property, the accommodation has been thoughtfully adapted over the years to suit modern living. The dining room also offers the flexibility to be used as a fourth bedroom or home office.

Upstairs, the generous proportions continue, particularly in the impressive main bedroom, measuring approximately 19'6" x 16'0", complete with a large bay window. There are two further double bedrooms and a beautifully presented family bathroom, featuring a freestanding bath and decorative mosaic flooring.

The original fourth bedroom has been cleverly adapted to provide an additional shower room, a particularly welcome feature for busy family households, alongside a separate WC.

The family bathroom brings a real touch of luxury, with its stunning







TOTAL: 1880 sq. ft, 174 m2
FLOOR 1: 918 sq. ft, 85 m2, FLOOR 2: 962 sq. ft, 89 m2
EXCLUDED AREAS: FIREPLACE: 14 sq. ft, 1 m2, WALLS: 199 sq. ft, 19 m2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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- Substantial Three Double Bedroom Victorian family home
- Three spacious and versatile reception areas
- Three reception rooms: lounge, dining, breakfast room
- Modern bathroom with freestanding bath + separate shower room
- Two Bathrooms
- Impressive bay-fronted lounge
- Striking Victorian tiled entrance hallway



