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The Long Room, 1 Pound Street Plymouth, PL1 3RH

A freehold Grade II Listed former public house, now an intriguing and versatile home of over 2700 sq ft.

• 2760 sq ft • 2 Sitting Rooms • 4 Bedrooms • 2 Bathrooms • Adaptable Residence • Pretty & Sheltered Garden • Cellar offering further potential • Perfect for dual occupation • Flexible family home •

Offers in excess of £350,000

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Situation

The property is situated at the junction of Admiralty Street and Pound Street, just off Durnford Street and within a Conservation Area. The peninsula which lies between Stonehouse Pool and Millbay has undergone a transformation in the last 25 years, restoring many of the fabulous old buildings, including the nearby Royal William Yard, making this truly one of Plymouth's special residential locations.

Within a short walking distance there are several local shops, churches, public houses and the waterfront including the Devils Point area overlooking Firestone Bay. There are slipway areas and a passenger ferry just off of Cremyll Street which provides a service across the River Tamar to South East Cornwall and the Mount Edgumbe Estate.

Plymouth is becoming an unrivalled city choice when it comes to property with a wealth of history and heritage, it's vast and deeply impressive waterfront, natural harbour, its vibrant cultural life and its close proximity to some of the most beautiful countryside in the UK. Plymouth offers a wonderful inner city metropolis with elegant period homes situated in quiet and exclusive residential roads with superb access links to the A38 and the national rail lines. To the most favoured areas of the maritime city of Plymouth such as the Hoe, The Barbican and the Royal William Yard, which are famous for its mild climate and crystal clear waters.

The city of Plymouth is renowned for its marine facilities and includes the historic Barbican, the university, Theatre Royal and National Marine Aquarium. The Plymouth Sound has some of the finest sailing waters in the country. Plymouth as you would expect from a regional centre, has good transport links connecting with the rest of the UK and also to Europe via the cross channel ferryport to Roscoff in Brittany and Santander in Northern Spain. Plymouth's branding as Britain's Ocean City builds on the city's previous brands, including Spirit of Discovery. Plymouth is now increasingly known for excellence in education, being at the forefront of marine science and industry and for its exciting annual programme of events and cultural activities.

Description

A fantastic opportunity to acquire a historical building with a multitude of flexibility and potential. The corner set Long Room originated as a public house and is Grade II Listed because it is a building of Special Historic and Architectural Interest. From the Listing it is noted that this is "from the early 19th century, stucco with stucco detail; roof hidden behind parapet with moulded cornice..." Corner - site plan with bowed corner.

Well over 150 years ago the The Long Room inn takes its name from a building some 50 yards away that a little over 200 years ago was not only the most impressive building in East Stone, it was virtually the only one!



Constructed in the middle of the 18th century, for 50 years or so this was one of the most fashionable centres for social life in the area back then, today the building retains much of its original intrigue with its conversion into a 4 bedroom dwelling. It is currently arranged as a maisonette and flat, together with a basement level which lends itself to further potential, complimented by an attractive rear garden and an inviting covered courtyard area.

Accommodation

The Long Room represents a fine lifestyle choice as it's nestled in quite an accessible road in the heart of Stonehouse and within walking distance of the historical Royal William Yard. The accommodation is spacious and versatile with the flexibility to be altered according to the occupier's taste. In its current form this exceptionally large reception room was the public house area of the building extending to approaching 33' in length, with a high ceiling. Kitchen area is to the rear and the window is overlooking the garden. This is complimented by a double bedroom and family bathroom.

Upstairs to the first floor there are two light and airy generous size bedrooms, one of which is currently being used as a utility with a balcony overlooking the garden. This room very much lends itself to becoming an extra bedroom. Next to this lies the principle reception room that is spacious and grand.

The 3rd floor offers a another large spacious bedroom with

beautiful exposed timbers, complimented by a sizable bathroom and access to a rooftop balcony. Finally the basement currently lends itself to a studio space, for those seeking further square footage. The barrel room would be a prime space for further development (Subject to the appropriate planning).

Outside

Boarded by a pretty stone wall lies a deeply attractive enclosed rear garden with a wonderful range of mature horticultural splendour. The stone patio offers an ideal place to sit and enjoy the afternoon sun accompanied by a lawned area, pretty flower beds followed by two spacious outbuildings believed to historically be wine cellar's inset to the fabric of the building accessed via the patio.

Services

Mains water, electricity, gas and drainage. Gas fired central heating.

Viewing Arrangements

Strictly by appointment through Stags Plymouth office: 01752 223933.

Directions

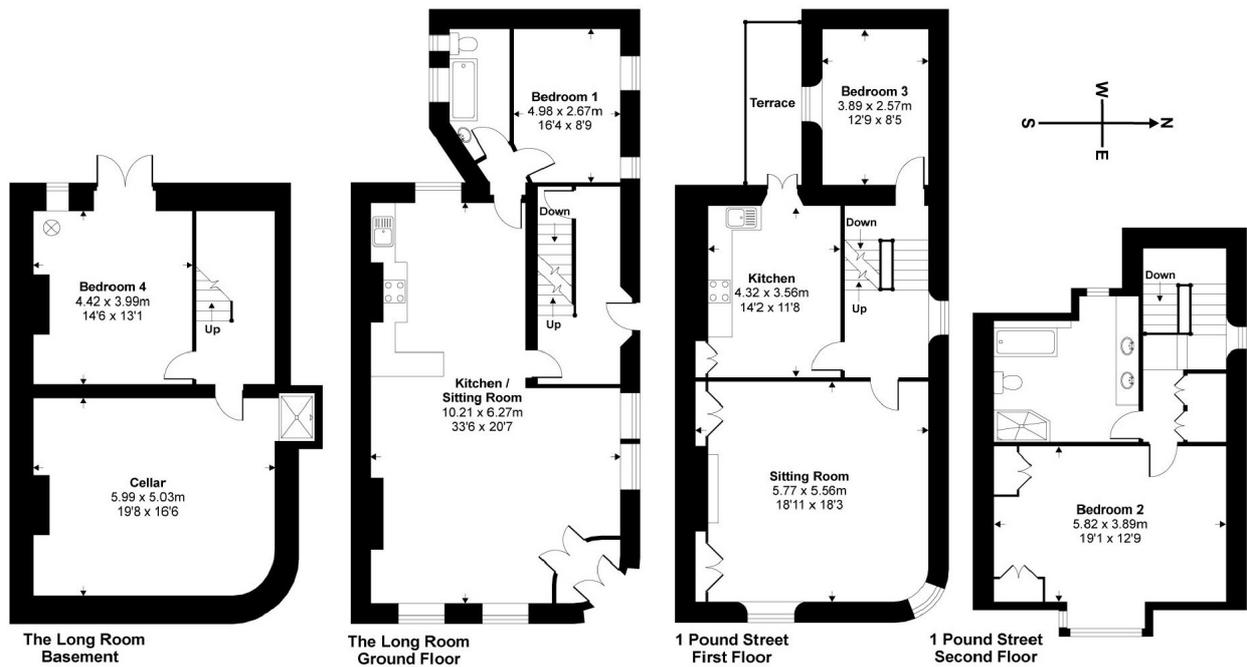
From the City Centre take the main road via Union Street to Stonehouse roundabout and turn left into Durnford Street.

Pass the Royal Marine barracks on the left hand side and in about 150 yards there is a crossroads with Pound Street.

Turn left (on foot) and the property will be found in 50 yards on the right hand side at the junction with Pound Street and Admiralty Street.



Approx. Gross Internal Floor Area
256.4 Sq Metres 2760 Sq Ft



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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