

# 3 OSBORNE PLACE PLYMOUTH



MARCHAND PETIT  
COASTAL, TOWN & COUNTRY





# MARCHAND PETIT

COASTAL, TOWN & COUNTRY

**3 Osborne Place | Lockyer Street | Plymouth  
Devon | PL1 2PU**

## Mileages

Tinside Lido - 0.3 miles, Theatre Royal - 0.3 miles, City Centre - 0.6 miles,  
Ferry Port - 1 mile, Firestone Bay - 1.5 miles, A38 - 4.5 miles,  
Dartmoor National Park - 10.5 miles (All mileages are approximate)

## Accommodation

Grade II Listed

Approx Area 4749 sq/ft

### Ground Floor

Vestibule, Entrance Hall, Kitchen / Dining Room, Boot Room, WC

### First Floor

Drawing Room, Utility Room, Study/Bedroom, WC

### Second Floor

Principal Bedroom with En-suite and Dressing Room,  
Two Further Bedrooms, Shower Room

### Third Floor

Three Bedrooms, Family Bathroom

### Lower Ground Floor/Annexe

Porch, Storage Room, Entrance Hall, Sitting Room,  
Dining Room, Kitchen, Bathroom

### Outside

Courtyard Garden, Raised Decking Area, Double Garage

## Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

Marchand Petit, The Green, Parsonage Road

Newton Ferrers, Devon, PL8 1AT





Occupying a prime position within the world-renowned Plymouth Hoe district, this property was designed by the esteemed architect John Foulston, preserved close to its original form for future generations to enjoy. Situated within a designated Conservation Area, the accommodation spans four storeys, plus a lower ground-floor apartment, offering an impressive total of 4,749 square feet. As you approach the property, you are immediately captivated by its striking front façade, with its Italianate influences and elegant mansard slate roof. This substantial residence has been thoughtfully renovated with meticulous attention to detail, while preserving a wealth of period features, creating a truly cherished family home.

Upon entering the property, you are instantly drawn to its beauty. The journey begins with a stunning colonnade-covered porch, leading to a glazed vestibule that opens into a magnificent entrance hall. The hall exudes elegance, with its sweeping staircase that ascends to the upper floors. As throughout the property, the hallway is adorned with intricate cornices and coving, setting the tone for the grandeur that follows.

The open-plan kitchen and dining area, which spans the full length of the property, is bathed in natural light from both the front and rear. The dining area, featuring a magnificent square bay window with shutters, offers views over the bowling green and the surrounding greenery. The high ceilings and grand Victorian fireplace, with Gazco stove, adds an air of sophistication, while the bespoke, well-appointed contemporary kitchen with a central island and a window overlooking the charming rear courtyard brings a modern touch to this expansive space. Also on this level is a spacious boot room with built-in storage, ideally located at the rear of the property for easy access from the double garage, which has dual openings from the lane and into the beautiful rear courtyard—perfect for family life and the practicality it demands, from coats and wellies to pushchairs. A cloakroom completes this level.

Ascending to the first floor, the drawing room is nothing short of breathtaking. As expected in a property of this stature, it boasts soaring ceilings, ornate cornices, and a pair of magnificent bay windows that flood the room with natural light and offer panoramic views over The Hoe. The room's centrepiece is a Petit Godin gas stove fireplace with a cast-iron insert, framed by decorative tiles. The flow of the property is exceptional, a testament to the thoughtful renovation that has preserved its timeless appeal. A spacious study, featuring a beautifully detailed Art Nouveau cast-iron fireplace, provides an inspiring space to work from home, or could easily serve as a guest bedroom. Also on this level, you'll find a convenient laundry/utility room and a separate cloakroom.







On the second floor, you'll find the impressive principal bedroom suite, exuding the ambiance of a luxury hotel suite. This spacious bedroom features a picture window overlooking The Hoe and a Petit Godin gas stove fireplace. From the bedroom, you step into a dressing room and an ensuite bathroom, which includes a freestanding oval bathtub, a large corner shower, and a feature fireplace with a pretty cast-iron inset. This floor also includes two additional bedrooms and a well-appointed shower room.

The third floor completes the main house's accommodation, offering three more bedrooms and a spacious family bathroom with his-and-hers basins, a bathtub, and a separate WC. Each of these rooms benefits from elevated vantage points, offering either stunning views over the city centre or The Hoe, with partial sea views in the distance.

Stairs on the ground floor lead to the lower ground floor, which can also be accessed via a separate external entrance, making it ideal for use as a self-contained apartment. The external front door opens into a spacious porch with a storage area, leading into a sitting/dining room, a bedroom, a kitchen, and a bathroom. All are impeccably appointed and well-maintained, offering a versatile living space suitable for multi-generational living, an office with independent access, or an Airbnb/letting unit. For larger families, this level could be transformed into a fabulous cinema room or gym to complement the main house.

To the front of the property, a small entrance patio with wrought-iron railings provides access to the front door. Additional wrought-iron railings and steps lead to the lower ground floor apartment. At the rear, an enclosed and sheltered westerly facing courtyard garden features a raised decking area, brick paving, and flower beds along the sides, creating a wonderful outdoor space perfect for entertaining, conveniently located on the same level as the kitchen. There is pedestrian access into the garage from this area.

The large double garage, situated at the rear of the property, is equipped with front and pedestrian door, providing both privacy and easy access. This unique garage opens directly onto the rear courtyard garden, offering practical parking and additional storage space. The garage provides ample parking, and there is further parking available in the surrounding streets, with parking permits obtainable.









Located in one of the most desirable locations in Plymouth, this Grade II listed house enjoys a commanding position overlooking the beautiful greens and parks of Plymouth Hoe, where ancient trees and historic monuments open out to reveal breathtaking panoramic views across Plymouth Sound and Drake's Island. In fact, Lockyer Street is mentioned In Pevsner's The Buildings Of England, a worthy accolade indeed.

At the forefront of this property's remarkable outlook is the meticulously maintained and historic bowling green, famously where Sir Francis Drake played bowls before launching his attack on the Spanish Armada. This area has remained one of the city's most sought-after locations for centuries, and today, it continues to evoke a sense of nostalgia and grandeur. Just moments away, meandering through the ancient parklands leads to the vibrant waterfront, where buzzing cafés and restaurants provide the very best of waterside living in Britain's Ocean City. With Plymouth recently recognised as the number one city to live in for economic performance and quality of life in 2024, this location offers an unrivalled lifestyle for discerning buyers.

Early viewing is highly recommended to fully appreciate this extraordinary family home in one of Plymouth's most distinguished locations.

**“Ancient trees and historic monuments open out to reveal breathtaking panoramic views across Plymouth Sound”**













# Property Details

Services: Mains Water, Electricity, Gas and Drainage.  
EPC Rating: E  
Council Tax: Band E  
Tenure: Freehold  
Authority: Plymouth City Council, Ballard House, W Hoe Rd, Plymouth  
PL1 3BJ, 01752 668000

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

Pass the turning into the Barbican on your left and continue along B3240, turn left into Lockyer Street and continue to the end of the road into Osborne Place, number 3 can be found towards the end of the road on the right opposite the bowling green.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit Newton Ferrers Office. Tel: 01752 873311.

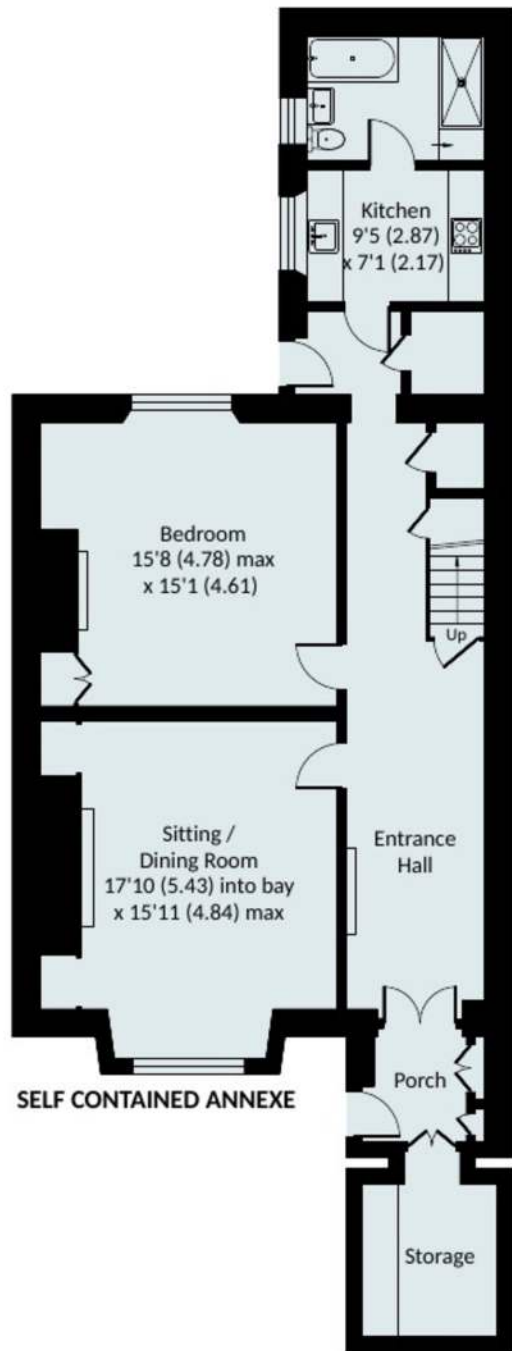




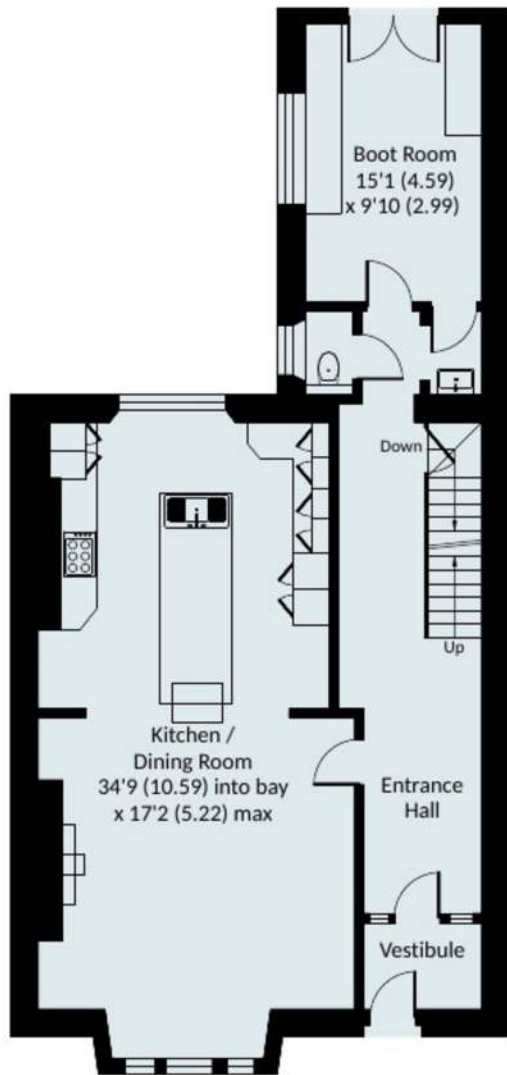
# Floor Plans



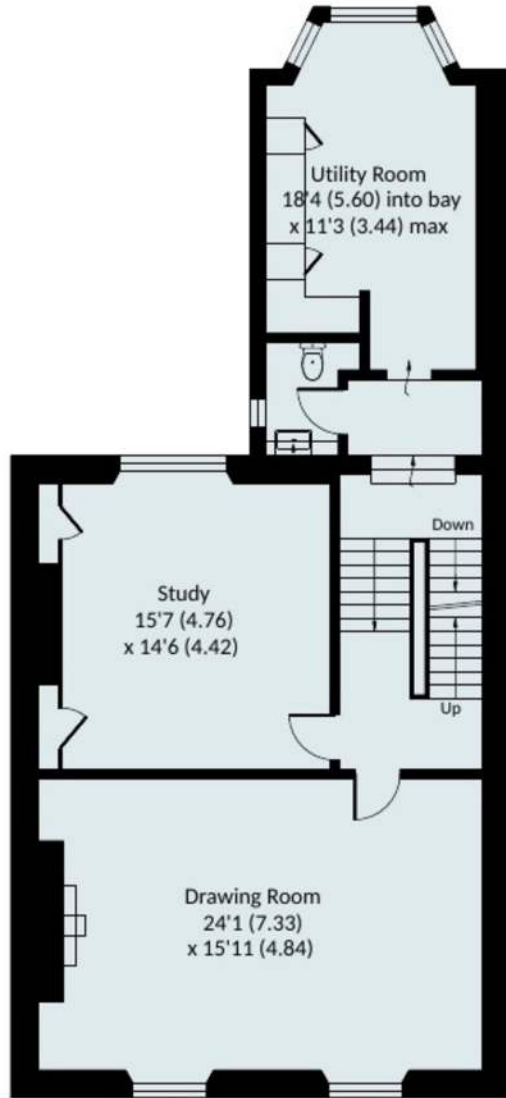
Approximate Area = 4749 sq ft / 441.1 sq m  
Limited Use Area(s) = 58 sq ft / 5.3 sq m  
Garage = 510 sq ft / 47.3 sq m  
Total = 5317 sq ft / 493.7 sq m  
For identification only - Not to scale



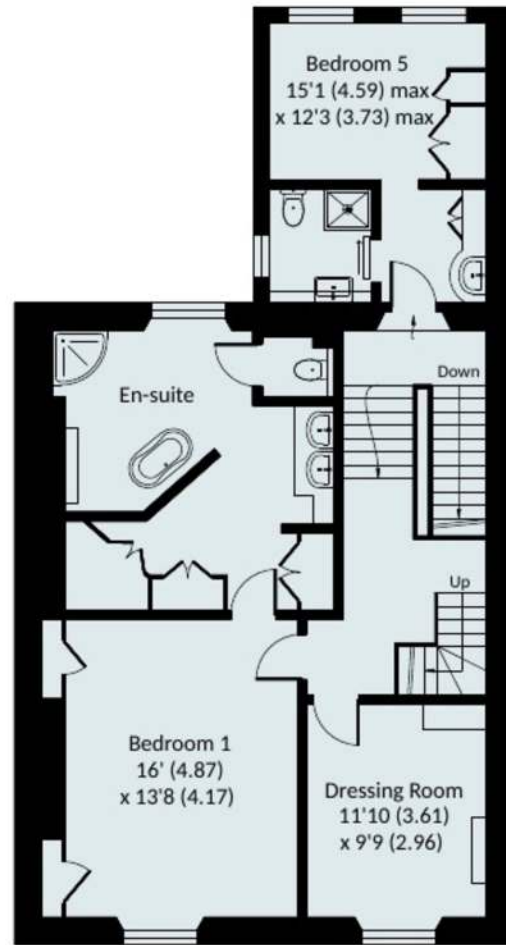
SELF CONTAINED ANNEXE



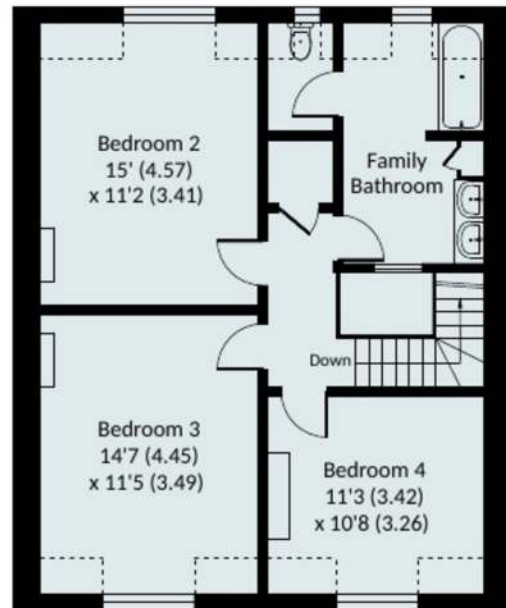
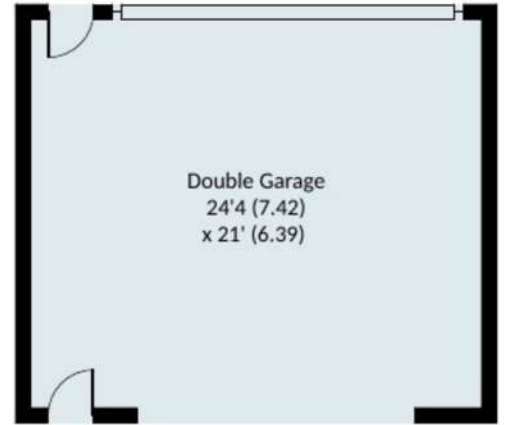
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Marchand Petit Ltd. REF: 1258751

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.









MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Newton Ferrers Office

01752 873311 | [newtonferrers@marchandpetit.co.uk](mailto:newtonferrers@marchandpetit.co.uk)

[MARCHANDPETIT.CO.UK](http://MARCHANDPETIT.CO.UK)

Dartmouth  
01803 839190

Kingsbridge  
01548 857588

Modbury  
01548 831163

Newton Ferrers  
01752 873311

Salcombe  
01548 844473

Totnes  
01803 847979

Lettings  
01548 855599

Prime Waterfront & Country House  
01548 855590