







**DC**  
LANE

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Wilderness Road, Plymouth, PL3 4RN  
£800,000 Freehold

 6  4  4  E



£800,000

# Wilderness Road

Plymouth, PL3 4RN

- Splendid Victorian Residence
- Six + Double Bedrooms
- Beautifully Curated & Presented Throughout
- Wrap Around Gardens
- Garage With Electric Roller Door
- Arranged Over Four Storeys
- Versatile & Flexible Accommodation
- Separate Self Contained Annexe
- Wealth Character Features
- Council Tax Band F

A rare opportunity to acquire this substantial Victorian villa, arranged over four expansive floors and brimming with timeless character. From intricate period details to thoughtfully designed modern spaces, every inch of this remarkable home has been styled to impress showcasing a breathtaking example of timeless architecture blended with elegant modern living. Beautifully curated and presented throughout, every room bursts with character features that captivate and charm from the moment you enter.

The ground floor offers a warm welcome with a spacious hallway leading to a refined drawing room, two generously sized bedrooms and a contemporary shower room. The first floor, the heart of the home opens into a striking open concept family living space with a beautifully appointed kitchen boasting a supersized island, plentiful cabinets, a range-style cooker, and a dining area set within the elegant bay window. The living area boasts a sophisticated lounge space, perfect for relaxing in style and a formal dining room is perfect for hosting candlelit dinners and special occasions. The sleek bathroom features a modern freestanding bath and a practical utility room adds to the convenience of this floor. The second floor features three well-proportioned bedrooms, all serviced by a modern and stylish shower room, offering flexible living space.

Stairs descend to the lower ground floor, revealing a generous self-contained annexe This space offers a wealth of possibilities, whether for extended family, guests, or potential rental income. It opens directly onto the lush rear garden, a tranquil haven with a lawn, mature trees, and established shrubs offering seclusion and beauty.

To the front, a private suntrap garden enjoys sunlight throughout the day and includes access to a garage with an electric roller door. With four separate entrances across different floors, this remarkable property offers versatility, privacy, and endless potential, a viewing is highly recommended.



## Ground Floor

Drawing Room 17'8" x 17'11" (5.40 x 5.48)

Bedroom One 14'4" x 23'2" (4.38 x 7.08)

Bedroom Two 12'11" x 15'0" (3.96 x 4.58)

Shower Room 4'1" x 14'9" (1.26 x 4.52)

## First Floor

Kitchen/Breakfast Room 17'8" x 15'9" (5.39 x 4.82)

Family Room 14'4" x 15'9" (4.39 x 4.82)

Dining Room 12'11" x 17'2" (3.96 x 5.24)

Bathroom 11'10" x 7'8" (3.62 x 2.35)

Utility Room

## Second Floor



|                          |                               |
|--------------------------|-------------------------------|
| Bedroom Three            | 13'2" x 17'8" (4.02 x 5.40)   |
| Bedroom Four             | 15'4" x 13'6" (4.68 x 4.12)   |
| Bedroom Five             | 11'10" x 15'5" (3.61 x 4.71)  |
| Shower Room              | 9'5" x 9'7" (2.89 x 2.93)     |
| Annexe                   |                               |
| Open Plan Living/Kitchen | 17'6" x 21'2" (5.35 x 6.46)   |
| Sitting Room             | 12'9" x 15'0" (3.90 x 4.58)   |
| Bedroom                  | 13'10" x 17'11" (4.24 x 5.48) |
| Bathroom                 | 9'2" x 9'8" (2.81 x 2.96)     |
| Utility Room             | 10'11" x 4'8" (3.35 x 1.44)   |
| Study                    | 7'9" x 10'9" (2.38 x 3.29)    |

## Directions

Across from the DC Lane office Turn left onto Wilderness Rd 0.1 mi and the property can be found on the right.

## Scan for Material Information



**Council Tax Band: F**

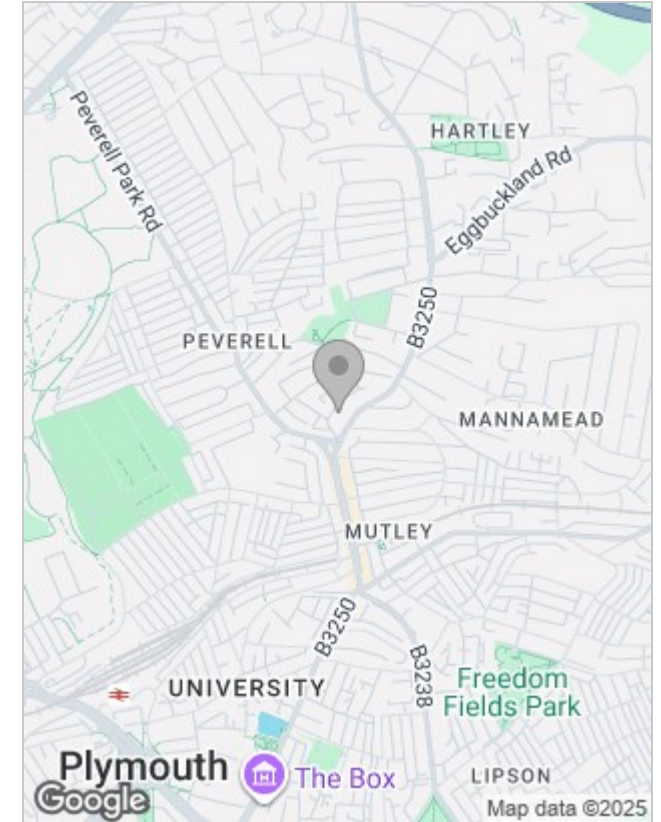




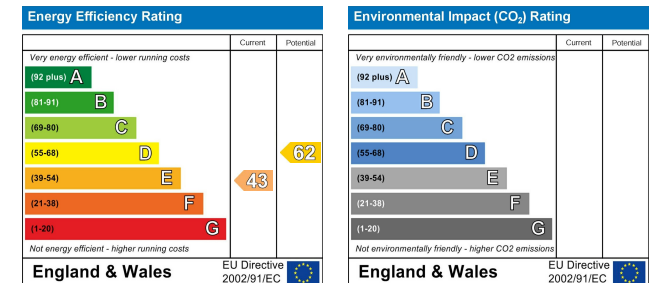
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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