



**DC**  
LANE

SELL • LET • MANAGE

The Millfields, Plymouth, PL1 3JX  
£425,000 Leasehold

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£425,000

# The Millfields

Plymouth, PL1 3JX

- Georgian Limestone Townhouse
- Three Reception Rooms
- Private Walled Garden
- Full of Character Features
- Located in 'The Millfields'
- Three Double Bedrooms
- Bespoke Newly Fitted Kitchen
- Three Parking Spaces
- Presented Beautifully
- Highly Sought After Development

DC Lane are extremely proud to introduce to the market this elegant Georgian residence within the iconic Grade II listed development 'The Millfields' set within landscaped grounds on the former site of the Royal Naval Hospital. The historic buildings and grounds are surrounded by the original hospital wall which provides a secure gated environment. The peace of mind afforded to residents within The Millfields is exceptional with the 24 hour security gated entrance.

Situated in "The Square" this beautiful limestone fronted townhouse has been exquisitely decorated in rich colours bringing character and warmth to the principal rooms and showcases the wealth of original features, striking the perfect balance between modern and classic. The welcoming hallway opens into a lovely reception room featuring a slate fireplace and could be used as a sitting room, playroom or home office. The living room with further slate fireplace and alcove shelving is tastefully decorated and styled creating a restful and inviting atmosphere – the perfect backdrop for your favourite objet d'art. Period style doors separate the dining room with further alcove shelving and attractive wooden flooring. The superb kitchen features a newly installed bespoke kitchen with an abundance of dark cabinets, island unit and double oven. Natural light floods through the two velux windows and a side door opens into the garden. Underfloor heating is an added benefit in this impressive 'heart of the home.' A bathroom with cast iron bath completes the ground floor accommodation. To the first floor there are three double bedrooms all with period fireplaces and a well appointed shower room with a double shower cubicle and underfloor heating.

Externally, the pretty walled garden is private and secure with a gate leading out to the front where there are three parking spaces adjacent to the property. We believe this splendid property is attractive to families and couples alike and arguably one not to miss!

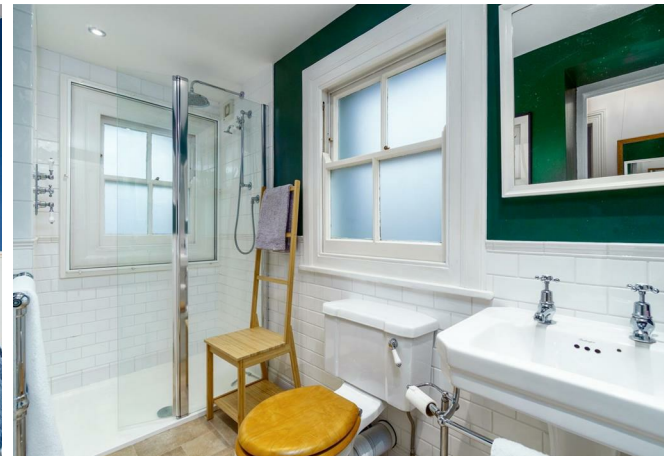


## Ground Floor

Sitting Room	13'10" x 11'8" (4.24 x 3.58)
Living Room	13'0" x 11'10" (3.98 x 3.62)
Dining Room	13'0" x 12'10" (3.98 x 3.92)
Kitchen	13'0" x 13'6" (3.98 x 4.12)
Bathroom	4'11" x 5'0" (1.5 x 1.54)

## First Floor

Bedroom One	14'4" x 12'10" (4.37 x 3.92)
Bedroom Two	9'5" x 10'11" (2.89 x 3.35)
Bedroom Three	9'5" x 11'8" (2.89 x 3.58)
Shower Room	4'5" x 10'9" (1.37 x 3.29)





## Directions

Head south on Mutley Plain and Turn right onto North Hill and Continue for 0.5 mi. Turn left onto Charles St and at Charles Cross Roundabout, take the 4th exit onto Exeter St and at St Andrews Cross Roundabout, take the 3rd exit onto Royal Parade and continue along for 0.3 mi. At Derrys Cross Roundabout, take the 2nd exit onto Union St for 0.3 mi and at the roundabout, take the 3rd exit onto Octagon St. At the roundabout, take the 1st exit onto King St and at the roundabout, take the 2nd exit onto Clarence Pl. The gated entrance of the

## Council Tax Band:





## Floor Plans

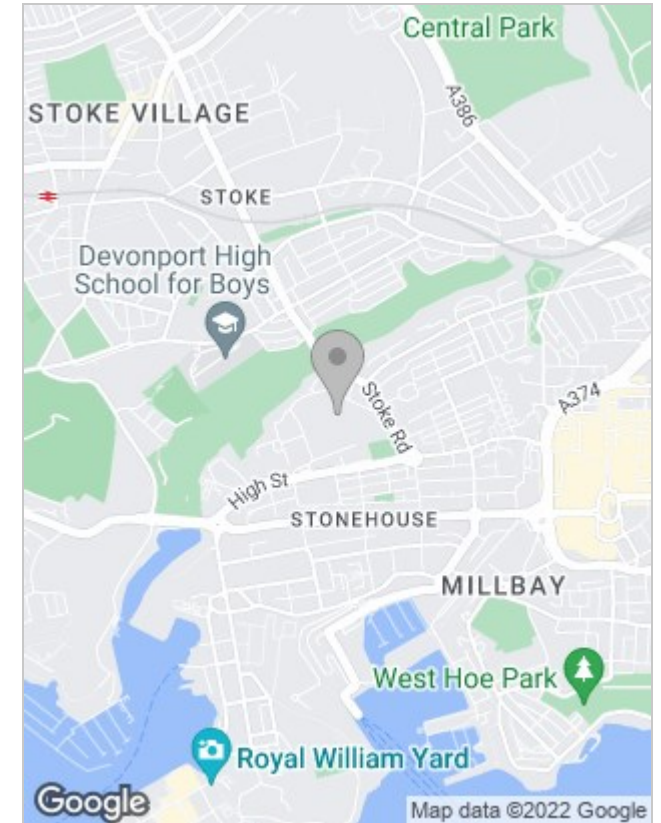


## Viewing

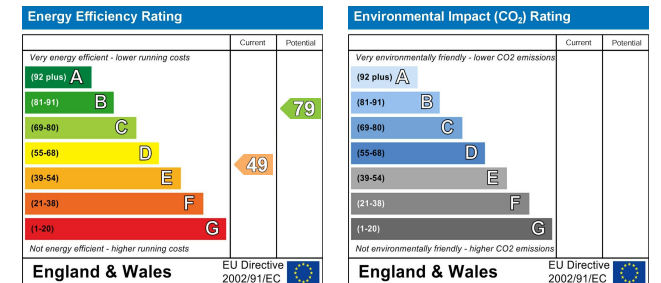
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Location Map



## Energy Performance Graph



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