



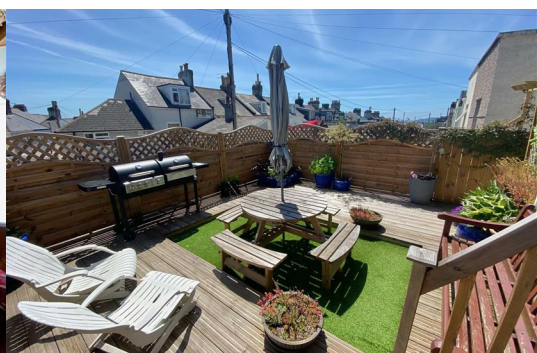
96 Lipson Road

Lipson, Plymouth, PL4 8RJ

Offers Over £350,000



This beautifully-presented period property must be viewed to fully appreciate the decor & quality finish as well as the period features this property retains. The accommodation briefly comprises 2 receptions plus a conservatory & a kitchen/breakfast room, 2 double bedrooms on the first floor, family bathroom, additional wc & a further 2 double bedrooms on the second floor. The property is presented to a very high standard & full of character & charm. The views over Freedom Park, the roof gardens with sea views & the double garage make this an exceptionally rare & unique property.



96 LIPSON ROAD, LIPSON, PL4 8RJ

FULL SUMMARY

This beautifully-presented exceptional period property is presented to the very highest of standards. The accommodation is laid out over 3 floors and retains many of the original features which although add to the overall grandeur of the property takes nothing away from the cosy and comfortable feeling the property exudes. The ground floor accommodation lends itself to social entertaining and flows effortlessly from room to room. The lounge and dining room have original doors that open up to create one huge room or can be closed off with the original arched pine doors to separate the abundant space. The kitchen/breakfast room oozes character and has a charming cottage feel with exposed stone walls, the original fireplace recess, beautiful dresser and features such as Belfast sink and marble work-top. There is plenty of space for family dining in the breakfast area and a door from the kitchen/breakfast room to the conservatory as well as a convenient courtesy door from the kitchen/breakfast room to the double garage/workshop. The impressive accommodation continues onto the first floor with the substantial master bedroom to the front of the property spreading the width of the house and enjoying lovely views over Freedom Park. There is a good-sized second bedroom along with a family bathroom in keeping with the style of the property as well as a separate wc. From the first floor there are stairs to the second floor where there is a door onto the second floor roof garden and 2 further double bedrooms finish the accommodation. Outside there is an enclosed area of garden to the front with a small courtyard area to the rear and 2 very spacious and stunning roof gardens, one at first floor level and one at second floor level both of which enjoy fantastic far-reaching views across Plymouth Sound. As well as this desirable outside space there is also a rear access double garage/workshop.

ACCOMMODATION

ENTRANCE PORCH 4'5 x 3'6 (1.35m x 1.07m)

Original stained glass internal door leading to entrance hall.

ENTRANCE HALL 28'1 x 6'5 (8.56m x 1.96m)

Stairs with decorative original balustrade ascending to the first floor. Doors leading to the lounge and dining room.

LOUNGE 17'8 x 15'6 (5.38m x 4.72m)

Deep walk-in uPVC double-glazed bay window overlooking the front elevation. Original fireplace. Ornate architraves and ceiling rose. Original feature arched double doors opening into the dining room.

DINING ROOM 12'10 x 11'5 (3.91m x 3.48m)

Original fireplace. Door leading to the hallway. Door opening into the conservatory.

KITCHEN/BREAKFAST ROOM 23'2 x 10'9 (7.06m x 3.28m)

A spacious kitchen/breakfast room with a range of base cupboards and drawers in keeping with the style of the property. Marble work-tops. Belfast sink unit with mixer tap. Integral dishwasher. Large built-in dresser. Fitted shelving. Door leading to the conservatory. Integral door leading to the garage.

CONSERVATORY 11'9 x 5'6 (3.58m x 1.68m)

uPVC double-glazed with door leading to courtyard garden. Steps from the courtyard garden lead up to the first floor roof garden.

FIRST FLOOR LANDING 17'10 x 6'4 (5.44m x 1.93m)

Stairs ascending to the second floor.

BEDROOM ONE 18'4 x 17'6 (5.59m x 5.33m)

A very spacious beautifully-presented bedroom with walk-in bay window to the front elevation with views over Freedom Park. Further double-glazed window. Original fireplace. Built-in recessed cupboards.

BEDROOM THREE 13' x 11'5 (3.96m x 3.48m)

Original fireplace. Recessed cupboards. Window overlooking the rear elevation.

FAMILY BATHROOM 11'1 x 10'8 (3.38m x 3.25m)

Beautifully-fitted bathroom in keeping with the Victorian style of the property comprising a 4-piece suite with a Victorian-style free-standing centre bath with ball & claw feet, Victorian-style mixer taps and shower attachment, fully-tiled shower cubicle, low level wc and twin wash handbasins with marble surrounds. Built-in storage cupboard. 2 windows, one overlooking the rear elevation and the other to the side elevation.

WC

Low level suite.

SECOND FLOOR HALF LANDING

Door opening onto roof terrace garden.

BEDROOM TWO 18'6 x 10'9 (5.64m x 3.28m)

3 windows to the front elevation overlooking Freedom Park.

BEDROOM FOUR 13' x 11'6 (3.96m x 3.51m)

Original fireplace with cast iron grate. Windows overlooking the rear elevation with views towards Plymouth Sound and sea glimpses.

GARAGE 18'4 x 16'6 (5.59m x 5.03m)

Up-&-over roller door. Power. Lighting.

OUTSIDE

To the front there is a wrought-iron gate, feature arched pergola and a Victorian tiled pathway leading to the front door. The front garden is laid to mature hedgerow and shrubs. To the rear there is a small attractive courtyard garden with steps leading up to a large first floor terraced roof garden. The roof garden is fully-enclosed and enjoys views out towards Plymouth Sound. There are steps leading to a smaller terraced roof garden with a seating area and a large built-in storage shed. On the second floor there is a further roof garden where there are splendid views out across Plymouth Sound taking in views of the Breakwater and Jennycliff.

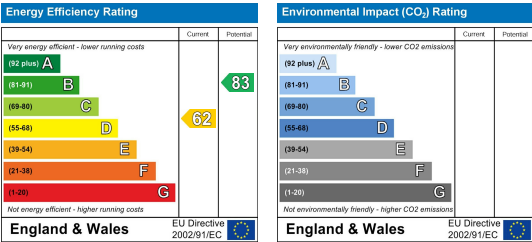
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.