



## Hillside Cottage, 22 St Johns Road

Turnchapel, Plymouth, PL9 9SU

£395,000



A rare opportunity to acquire this iconic cottage within the heart of Turnchapel village. The property is a detached 3-storey cottage with an adjacent garden. There are fabulous water views from the rear of the property and the garden. The accommodation briefly comprises a living room, kitchen/dining room, ground floor cloakroom/wc, 2 bedrooms & bathroom. Double-glazing & gas central heating. Under-floor heating in the kitchen/dining room.



## ST JOHNS ROAD, TURNCHAPEL, PL9 9SU

### ACCOMMODATION

Front door opening into the living room.

### LIVING ROOM 20'5 x 14'1 at widest point (6.22m x 4.29m at widest point)

A dual aspect room with a window with fitted blind to the front elevation and a window to the rear elevation with fabulous views. Chimney breast with storage to side. Feature exposed floorboards. Doorway providing access to the staircase and split-level landings.

### STAIRCASE & SPLIT-LEVEL LANDINGS

Providing access to the accommodation. 2 windows to the rear elevation with fabulous views.

### LOWER HALLWAY

Situated beneath the stairs is the ground floor cloakroom/wc, which is fitted with a low level flush cistern and a wall-mounted basin with a tiled splash-back. Tiled floor. Doorway opening into the kitchen/dining room. Side glazed door leading to the garden. Additional glazed door to the rear leading to outside.

### KITCHEN/DINING ROOM 18'7 x 13'3 (5.66m x 4.04m)

A dual aspect room with windows to the side and rear elevations. Views over the garden from the side and water views from the rear. Chimney breast with period fireplace with a cast inset, tiles and a timber surround. Base and wall-mounted kitchen cabinets with work surfaces and tiled splash-backs. Single drainer sink unit. Built-in oven and hob. Space for an American-style fridge-freezer. Space and plumbing for washing machine. Space for dishwasher. Cupboard housing the Worcester gas boiler. Tiled floor.

### TOP FLOOR LANDING

Providing access to the bedrooms and bathroom. Loft hatch. Window to the rear with a fabulous view.

### BEDROOM ONE 10'10 x 9'3 (3.30m x 2.82m)

Situated to the front elevation. Window with fitted blind. Chimney breast with storage alcoves either side.

### BEDROOM TWO 9'1 x 8'10 (2.77m x 2.69m)

Window to the rear elevation with fantastic views. Chimney breast with a feature period fireplace with cast inset and timber surround and storage either side.

### BATHROOM 7'10 x 5'5 at widest point (2.39m x 1.65m at widest point)

Comprising a bath with a shower system above and a curved glass screen, basin with a cupboard beneath and wc. Chrome towel rail/radiator. Wall-mounted cabinet. Partly-tiled walls. Window to the side elevation.

### OUTSIDE

A superb feature of this property is the garden, which is highly unusual and rare for a property in Turnchapel. The garden comprises areas laid to lawn together with a variety of mature planting, plus patio areas. From the gardens there are superb water views towards Plymouth.

### COUNCIL TAX

Plymouth City Council  
Council tax band D

## Area Map

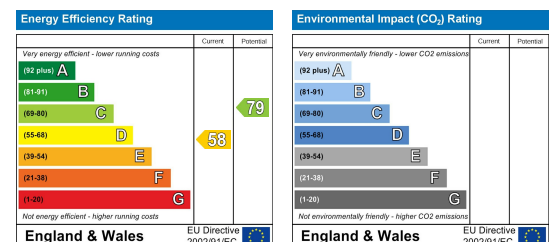


## Floor Plans



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## Energy Efficiency Graph



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