



## 19 Laira Avenue

Laira, Plymouth, PL3 6AJ

£475,000



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## LAIRA AVENUE, LAIRA, PLYMOUTH, PL3 6AJ

### SUMMARY

This is a substantial detached late Georgian Grade II listed villa that combines historic character with modern living. Tucked away on a quiet no-through road in a village-style setting, the house retains an impressive range of original period features, including a full-width timber trellis verandah, lattice-glazed windows, decorative fretted arches, a hipped slate roof, pointed arches, stained glass & original fireplaces, all of which have been preserved while the property has been sympathetically updated with contemporary fittings & décor.

The accommodation is generously proportioned, offering 3 reception rooms overlooking the front garden, a fitted kitchen with integrated appliances, a utility room, pantry, workshop, 4 double bedrooms, a study, 2 bathrooms and a separate WC, making it well suited to family living. Externally, the property benefits from a mature south-facing walled garden that wraps around the house, providing a private & attractive outdoor space, together with a large garage & driveway parking for two vehicles. The Grade II listing means the home has significant architectural importance and exceptional character. Overall, the property offers a rare combination of period elegance, generous accommodation, modern convenience & a peaceful setting, making it an appealing choice for buyers seeking a distinctive historic family home.

### HISTORY

This residence was owned by Charles Armitage Brown between 1835 & 1841. Brown affectionately described it as one of "six gentlemen's cottages" located around 2 miles from the town centre near an arm of the sea. The property holds particular literary significance, as it was here that Brown wrote his first memoir of John Keats. Its layout & peaceful semi-rural setting reminded him of Wentworth Place, the home he had previously shared with Keats in Hampstead, making the residence an important part of both Brown's life & the enduring legacy of one of England's greatest Romantic poets.

### LOCATION

Tucked away in this little known short cul-de-sac, comprising of largely interesting period-built properties. In a convenient position with a variety of local services near by. Convenient access into the city and close-by connections to major routes in other directions.

### ACCOMMODATION

#### GROUND FLOOR

#### ENTRANCE PORCH

7'9 x 5'7 (2.36m x 1.70m)

#### HALL

Staircase rises & turns to the 1st floor. Under-stairs storage cupboard. Internal hall & rear hall off.

#### SITTING ROOM

15'8 x 12'3 maximum (4.78m x 3.73m maximum)

Sectioned French style window to the front with working shutters. Fireplace with solid fuel stove.

#### LOUNGE

15'8 x 12'4 maximum (4.78m x 3.76m maximum)

Sectioned French style window to the front with working shutters.

#### KITCHEN

18'6 x 7'8 maximum (5.64m x 2.34m maximum)

Window to the rear courtyard. Fitted kitchen. A range of cupboard & drawer storage. Leisure 5 ring cookmaster range style cooker with extractor over. Contemporary Belfast-style composite 1.5 sink unit with mixer tap. Slimline dishwasher.

#### DINING ROOM

15'7 x 10'8 maximum (4.75m x 3.25m maximum)

Window with seat under. Period May & Company Russell inset feature stove. Flagstone floor.

#### PANTRY/STORE

6'11 x 6'5 (2.11m x 1.96m)

#### BATHROOM ONE

7'4 x 6'11 (2.24m x 2.11m)

Window to suite with wall-hung wash-hand basin. Close coupled wc. Panelled bath. Airing cupboard houses the Worcester gas-fired boiler servicing central heating & domestic hot water.

#### UTILITY ROOM

6'11 x 6' maximum (2.11m x 1.83m maximum)

Work surfaces on 2 sides. Plumbing suitable for washing machine & tumble dryer.

#### WORKSHOP

15'7 x 7'2 (4.75m x 2.18m)

Window to the front.

## COVERED COURTYARD

27'1 x 8'2 maximum (8.26m x 2.49m maximum)

Access off to the workshop utility room & house.

## FIRST FLOOR

### LANDING

Window to the front.

### MASTER BEDROOM

14'11 x 12' (4.55m x 3.66m )

Period fireplace. Door to:

### BATHROOM TWO

12'6 x 7'3 (3.81m x 2.21m )

Window to the rear. Quality white suite. Bath. Large shower. Wall-hung wash-hand basin. Wc. Connecting door to the landing.

## SECOND FLOOR

### LANDING

### WC

5'1 x 3'6 (1.55m x 1.07m)

Wc. Wash-hand basin.

### BEDROOM THREE

17'5 x 14'8 maximum (5.31m x 4.47m maximum)

Window to the rear. A range of built-in storage. Access door to eaves storage cupboard.

### BEDROOM FOUR

11'7 x 10'7 (3.53m x 3.23m)

Window to the side. Period fireplace.

## STUDY

10'9 x 5'8 maximum (3.28m x 1.73m maximum)

## EXTERNALLY

A full width, level walled front garden with additional garden area to the side. Access to the parking area & garage.

## GARAGE

20'1 x 11'7 (approximate internal measurement) (6.12m x 3.53m (approximate internal measurement))

Power & lighting.

## PARKING APRON

21' deep x 18' wide (6.40m deep x 5.49m wide)

Access to the garage.

## COUNCIL TAX

Plymouth City Council

Council Tax Band: D

## SERVICES

The property is connected to all the mains services: gas, electricity, water & drainage.



## Road Map



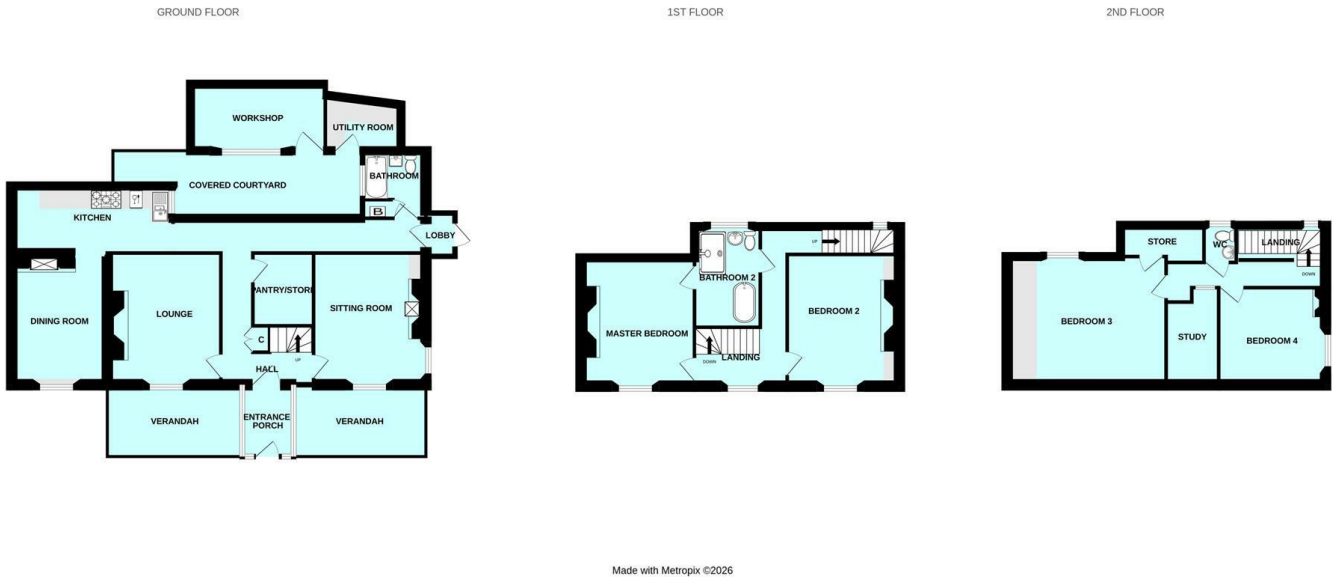
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

## 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.