



6 Earls Acre

Milehouse, Plymouth, PL3 4HL

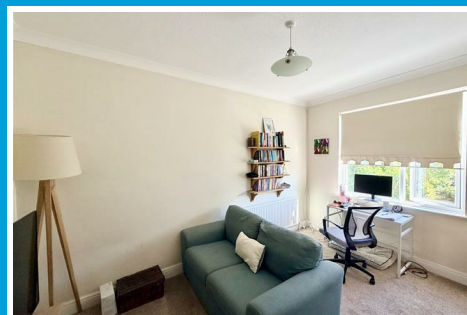
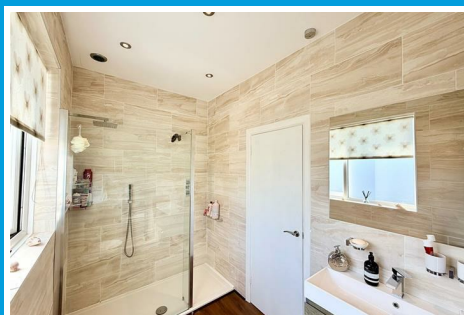
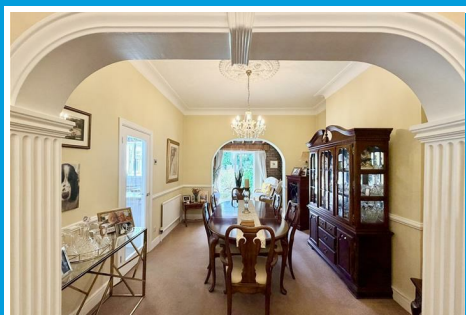
£600,000



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EARLS ACRE, MILEHOUSE, PLYMOUTH, PL3 4HL

SUMMARY

A rare opportunity to acquire a spacious & characterful home in the sought-after Earls Acre, tucked away along a quiet private road with a surprisingly semi-rural feel, yet within easy walking distance of the city centre, railway station, university, Plymouth College & Devonport High School.

Occupying a position in the centre of a terrace of just 6 properties, the homes date originally from the early 1900s, although this particular property was substantially rebuilt after the 2nd World War damage circa 1955 in a sympathetic period style. Generously proportioned throughout, the property is further distinguished by its private two-car driveway & uniquely within this terrace, a spacious integral garage.

The house has been considerably upgraded, improved & well maintained by the present owners, whilst retaining considerable character & charm. The accommodation is gas centrally heated, with a modern heating system & a boiler installed approximately 3 years ago.

A welcoming porch opens into a particularly wide reception hall, with a 3ft-wide staircase rising to the first floor. The large front-facing lounge leads through an archway into a spacious dining room, which in turn has a useful snug adjoining & patio doors opening onto the rear garden. There is a large modern fitted kitchen, while a substantial extension provides a modern shower room/WC together with a generous utility room, previously used as a study.

On the 1st floor, a long & unusually wide landing gives access to 4 good-sized double bedrooms, together with a modern fitted bathroom/WC. The accommodation provides excellent flexibility for family living, with generously sized rooms throughout.

Outside, the property benefits from a private driveway & front garden, while to the rear is a particularly delightful walled garden & courtyard, planted with a profusion of established specimen shrubs & bushes, creating a secluded & attractive setting. A secure rear access pathway provides additional convenience.

An exceptional & rarely available opportunity to acquire a substantial 4 bedroom character home in this tucked-away & highly convenient Earls

Acre setting, combining generous accommodation, private parking, an integral garage & attractive enclosed gardens, whilst being remarkably close to the heart of the city.

LOCATION

Earls Acre is a private road accessed off Alma Road. It is relatively quiet & feeling semi-rural, lying within walking distance of the city centre, the railway station, Central Park & local schools.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

7'9 x 7'8 maximum (2.36m x 2.34m maximum)

Storage cupboard.

RECEPTION HALL

14'8 x 7'8 maximum (4.47m x 2.34m maximum)

Wide staircase which rises & turns to the 1st floor.

LOUNGE

13'11 x 13'11 (4.24m x 4.24m)

Window to the front. Period-style fireplace. Fitted gas fire. Archway into:

DINING ROOM

14' x 11'11 (4.27m x 3.63m)

Archway into:

SNUG

Double-glazed patio style door opening to the rear garden.

KITCHEN

???? x 9'5 (???? x 2.87m)

Modern fitted integrated kitchen with a range of cupboard & drawer storage. Features include pull out larders & soft-close drawers. Appliances include a 5 ring gas hob, extractor hood over, illumination oven, automatic dishwasher, sink with adjustable mixer tap, carousel unit & drinks cooler. Door to:

REAR LOBBY

Door to the back garden & further doors into:

SHOWER ROOM

6'3 x 5'6 (1.91m x 1.68m)

Window to the side. White suite comprises a wc, Triton T8OI electrically heated shower & wash-hand basin with cupboard under.

UTILITY ROOM

10'2 x 9'1 maximum (3.10m x 2.77m maximum)

'L-shaped'. Window to the side & rear overlooking the garden. Room for 4+ white goods (previously used as a study).

FIRST FLOOR

LANDING

13' x 7'8 overall (3.96m x 2.34m overall)

Staircase descends to the ground floor.

MASTER BEDROOM

17'4 x 13'9 (5.28m x 4.19m)

2 windows tot he front. Range of built-in bedroom furniture including wardrobes, cupboards, drawers & double bed recess.

BEDROOM TWO

15'10 x 13'11 maximum (4.83m x 4.24m maximum)

Window to the front. 2' deep run of built-in storage including cupboards, wardrobes & central wash-hand basin.

BEDROOM THREE

14' x 12' (4.27m x 3.66m)

Overlooking the rear garden. Built-in wardrobe.

BEDROOM FOUR

13'11 x 9'3 (4.24m x 2.82m)

Window to the rear.

SHOWER ROOM

9'9 x 5'7 (2.97m x 1.70m)

Window to the rear. Quality suite with walk-in shower, overhead douche spray & hand-held mixer. Wc. Wash-hand basin.

EXTERNALLY

Drive providing off-street parking for 2 vehicles in line & giving access to the garage. Low maintenance front garden.

To the rear, a delightful, walled garden & courtyard. 2 Lawns with wide well-stocked borders with profusion of specimen bushes, shrubs & plants. Brick paved pathway to the rear gate leading to service pathway with secure entrance. Paved patio. Clothes washing lines. Outside light.

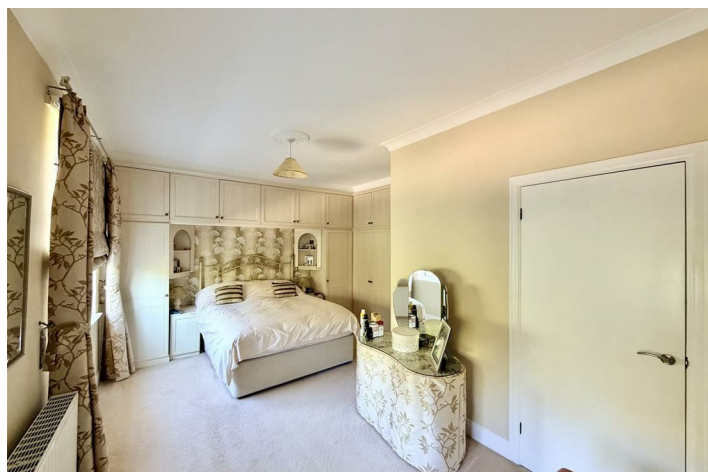
COUNCIL TAX

Plymouth City Council

Council Tax Band: D

SERVICES

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



Road Map



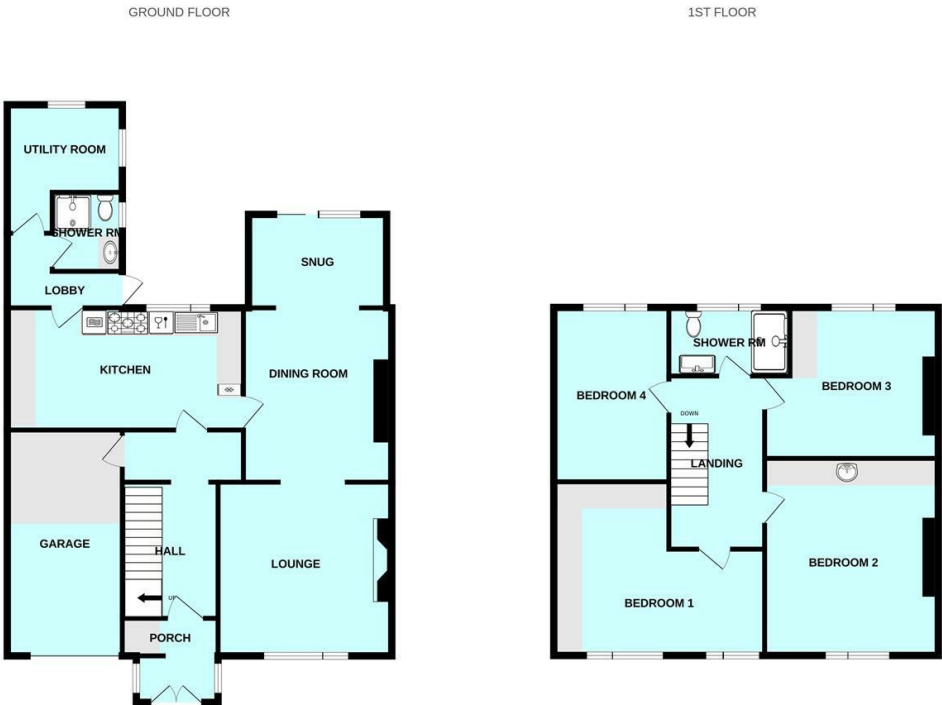
Hybrid Map



Terrain Map



Floor Plan

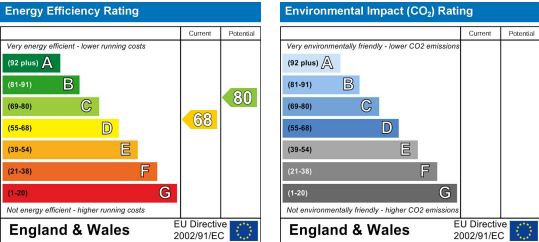


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Viewing

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



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