



113 Salisbury Road

St Judes, Plymouth, PL4 8TB

£425,000



113 Salisbury Road

St Judes, Plymouth, PL4 8TB

£425,000



SALISBURY ROAD, ST JUDES, PLYMOUTH, PL4 8TB

A delightful seamless blend of timeless period elegance and sophisticated modern luxury understood to date back to the late Victorian period. The current owner has thoughtfully curated every detail to honor the home's rich history while delivering the ultimate contemporary comfort -including fully signed-off building regulations. This extensively upgraded, improved and refurbished property features a spectacular and professionally remodeled kitchen and dining room at its heart.

A variety of characterful and period features to show the style of the original period property. A generously proportioned home offers highly adaptable accommodation, with the benefit of gas-fired central heating via a modern & newly serviced Worcester boiler serving the central heating & domestic hot water alongside uPVC double-glazing.

On the ground floor, a welcoming entrance lobby and reception hall opening to a spacious open under-stairs area, with a staircase rising to the first floor. The front-of-house boasts a grand lounge complete with a imposing period fireplace. A gracious second reception room serves as a ideal reading room. To the rear, within the tenement wing lies an impressive, expansive kitchen and dining room outfitted with modern fittings. Convenience is elevated by a downstairs cloakroom/WC, which discreetly houses the central heating boiler.

The first-floor landing provides access to five beautifully appointed bedrooms and a sophisticated, well-proportioned family bathroom. Above, a substantial main loft offers excellent potential for conversion, complemented by a secondary tenement loft space.

LOCATION

Situated within a highly desirable and well-established district of St Judes, the residence is placed in a quiet area which enjoys easy access to a wealth of local amenities such as parks and excellent transport links, positioning it perfectly in walking distance of Plymouth City centre and the Barbican. Externally, the property is fronted by a charming, well-stocked garden. To the rear, a delightful grassed walled garden offers a private sanctuary, complete with secure access to the rear service lane.

ACCOMMODATION

GROUND FLOOR

Door into:-

ENTRANCE LOBBY

3'11 x 3'9 (1.19m x 1.14m)

With plenty of room to hang coats. Internal stained glass door leading into:-

HALL

Spacious reception hall. This welcoming space features practical under-stairs storage, an open recess perfect for additional furniture, and an elegant access to all principal ground floor reception rooms.

LOUNGE

16'9 x 14'3 maximum (5.11m x 4.34m maximum)

A magnificent, light-filled sitting room featuring a commanding wide bay window to the front aspect. The room is centered around a striking period fireplace complete with a classic timber surround, an ornate cast iron fire-back, decorative tiled slips and a traditional slate hearth.

READING ROOM

13'2 x 12'4 (4.01m x 3.76m)

A gracious tranquil room with a picture window overlooking the rear aspect. This elegant space is adorned with a charming oak period fireplace with a tiled hearth, beautifully flanked by bespoke fitted bookshelves to either alcove.

KITCHEN/DINING ROOM

22'10 x 12'6 (6.96m x 3.81m)

An impressive, expansive and airy heart of the home. This dual- aspect room boasts a large picture window framing views of the rear garden ideal for relaxing with a coffee at the island taking in the view. An additional side window and door providing seamless outdoor access as well as flooding the area with light.

The kitchen area is superbly appointed with an extensive range of premium storage cabinetry, including a traditional double door pantry and characterful reclaimed solid timber shelving held on solid metal bespoke brackets. Culinary features include a range style SMEG cooker with a six-zone gas hob, Schott ceran hotplate, three ovens, a grill and an illuminated extractor canopy above. A substantial, multi-functional island unit and breakfast bar takes center stage, completed with integrated soft close cupboards and drawers with integral cutlery drawer. There is a wine rack cabinet, a pullout two tier spice rack and double kitchen bins. A 1.5 contemporary enamel sink with a bespoke mixer tap overlooks the garden.

The Dining Area has been thoughtfully designed for entertaining, featuring a custom built bench-style seating, creating a comfortable generous space for family or dinner parties. Fireplace with fitted gas log styled burner enhancing the dining area and providing extra comfort on those cold Winter nights. The whole space benefits from being professionally rewired and fitted.

WC

5'10 x 2'11 (1.78m x 0.89m)

Conveniently positioned with an opening window to the side aspect a pleasingly decorated room featuring a classic two-piece suite comprising low-level wc and hand basin. Discreetly housed within this space is a wall mounted Worcester gas-fired boiler, providing efficient heating and hot water throughout the home.

FIRST FLOOR

LANDING

Tel: 01752 664125

BEDROOM ONE

16'9" x 12'9" max in part 10'7" (5.11m x 3.89m max in part 3.23m)

A magnificent principal bedroom bathed in natural light, courtesy of a commanding wide box bay window to the front elevation. Two double fronted fitted wardrobes into the alcoves. The room retains its historic charm, centered around a beautiful cast iron fireplace.

BEDROOM TWO

13'2 x 12'5 (4.01m x 3.78m)

An elegant and generously proportioned double bedroom with extensive fitted wardrobes, offering peaceful views through a large picture window overlooking the rear aspect.

BEDROOM THREE

12'4 x 8'5 (3.76m x 2.57m)

A charming well-appointed double bedroom enjoying a quiet, restful ambience with a window overlooking the walled garden in the rear aspect.

BEDROOM FOUR

8'10 x 7'4 (2.69m x 2.24m)

A delightful and versatile bedroom with a window to the side elevation with built in cupboard with shelving.

BEDROOM FIVE/STUDY

9'1 x 7'7 overall (2.77m x 2.31m overall)

A further well-proportioned bedroom currently used as a study. Featuring a large picture window to the front aspect with a fitted wardrobe and built in shelving for further storage. Offering wonderful flexibility for family living.

FAMILY BATHROOM

9'10 x 8'9 (3.00m x 2.67m)

A luxurious and sophisticated family bathroom fitted with a premium contemporary suite. The centerpiece is a stunning freestanding claw-foot bath tub equipped with classic mixer tap and hand-held shower with cradle. Separate large walk-in shower with Mira Atom ERD Rear-Fed Exposed

Chrome Thermostatic Mixer Shower. Thermostatic mixer shower with deluge head and separate hand shower. Separate temperature and flow controls enable fine tuning whilst showering. Magni-flow technology gives powerful performance and delivers high flow rate. Thermostatic shower stability helps to ensure safe showering for all the family and Coolshield ensures the valve does not get hot. Two windows to the side aspect and Victorian-style sink with classic taps and wc to match.

EXTERNALLY

The front of the property is framed by a charming terraced garden, elegantly adorned with a mature selection of ornamental flowering bushes and shrubs. To the rear, a delightful enclosed walled rear garden offers a private, sheltered sanctuary, with mature bushes, shrubs, flowering fragrant plants and elegant acer tree. Complete with a secure gate access to the rear service lane. Two tired washing lines and outside tap. Also offering a useful solid built utility space suitable for tumble dryer and gardening equipment.

COUNCIL TAX

Plymouth City Council

Council Tax Band: C

SERVICES

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



A satellite map showing a residential area with a grid of streets. A green location pin is placed in the center of the map. In the top right corner, there is a red circular icon with a white 'H' inside, representing a hospital. The text 'Mount Gould Hospital' is written in a bold, black font above the pin. The word 'LIPSON' is visible in the bottom left corner of the map area. At the very bottom, there is a small text overlay: 'us, Landsat / Copernicus, Maxar Technologies'.

The floor plan shows a rectangular building layout. At the top is the KITCHEN, which has a sink and a window. Below the kitchen is the DINING ROOM. To the left of the dining room is a small WC. Below the dining room is a MALL area with a staircase labeled 'UP'. To the right of the mall is a large READING ROOM. Below the reading room is a LOUNGE. To the left of the lounge is a LOBBY area. On the right side of the plan, there are five bedrooms: BEDROOM 3 at the top, followed by BEDROOM 4, a BATHROOM, BEDROOM 2, and BEDROOM 5 / STUDY at the bottom. A staircase labeled 'DOWN' is located between the bathroom and bedroom 2.

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 Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

10 - 12 Eggbuckland Road, Plymouth, Devon, PL3 5HE
Tel: 01752 664125 | Email: plymouth@julianmarks.co.uk | www.julianmarks.co.uk