63 CITADEL ROAD
PLYMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

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63 Citadel Road
| Plymouth | Devon | PL1 3AX

This Grade II listed Victorian home pairs shuttered windows and period fireplaces with an open-plan kitchen, dining and sitting room. There are five double bedrooms, a second sitting room, separate utility room and off-road parking.

Mileages

Tinside Lido - 0.3 miles, Theatre Royal - 0.3 miles, City Centre - 0.6 miles, Ferry Port - 1 mile, Firestone Bay - 1.5 miles, A38 - 4.5 miles, Dartmoor National Park - 10.5 miles (All mileages are approximate)

Accommodation

Entrance floor

Entrance hall, Open-Plan Kitchen / Dining / Sitting Room, Separate Utility Room

First floor

Principal Bedroom, Double Bedroom, Study, Shower Room

Second floor

Sitting Room, Double Bedroom, Family Bathroom

Third floor

Two Double Bedrooms, Cloakroom

Outside

Rear Courtyard, Off-Road Parking

Newton Ferrers Office

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The Green, Parsonage Road, Newton Ferrers, Devon, PL8 1AT

The Property

Set within a Grade II listed Victorian terrace dating to the 1870s, this home is a short walk from the open lawns of Plymouth Hoe and the waterfront beyond. From the street, iron railings and tall windows framed in white give the grey stucco façade its distinctive character. Beyond the recessed entrance, a stained-glass door opens into the hall, where a French-polished handrail curves above the turned spindles of the staircase. The refurbishment has preserved the fine joinery and decorative plasterwork while bringing a more contemporary finish to the kitchen and bathrooms.

The entrance floor is at its most inviting when the kitchen table is full. There is room for a long table beside the rear window, and a broad opening keeps those preparing supper within easy conversation of friends in the sitting room. Honey-coloured floorboards run the length of both spaces. From the table, the view carries through to the southerly front window, where timber shutters fold back into deep reveals. An ornate ceiling rose and finely worked cornicing give the sitting room its own sense of occasion.

In the kitchen, long runs of white quartz sit above deep blue Shaker-style cabinetry, with brass-toned cup handles picking up the warmth of the timber floor. The cabinets follow opposite walls, leaving generous working space on either side of the dining table. Black-framed glazed doors offer a view through to the staircase. The same finishes carry through to the separate utility room on this level, with matching cabinetry and quartz surfaces, a Belfast-style sink and a glazed door to the rear steps.



Southerly light falls across the pale timber boards of the principal bedroom, which spans the full width of the first floor. There is room for a chaise longue beside the two tall windows overlooking the street. A white marble surround frames the arched cast-iron fireplace, and an elaborate plaster rose sets off the high ceiling. Fitted wardrobes extend along one wall, their flush doors and small brass-toned handles a simple complement to the period detail. To the rear, a second double bedroom looks out across the rooftops. A dedicated study gives those working from home a room of their own, while the shower room pairs warm stone-toned tiles with a black-framed enclosure and brass-toned fittings.

The second-floor sitting room is particularly inviting in the evening. Recessed bookshelves and panelled cupboards are painted the same soft sage green as the walls. Between them, ochre and green patterned tiles frame the fireplace grate. The room takes in the full width of the frontage, with space to draw the sofas together or settle down with a book away from the activity of the kitchen.

A further double bedroom shares this floor with the family bathroom. A deep freestanding bath sits beneath the window, with a view across the rooftops and a floor-mounted tap following the curve of the bath. Twin basins sit against a backdrop of pale, vertically fluted tiles, with matt black taps set into the wall above. The fluted finish continues behind the glass screen of the walk-in rainfall shower, where a softly lit recess keeps toiletries within reach.



Beneath the roofline, the two top-floor double bedrooms each have space for a desk and somewhere comfortable to sit. With a cloakroom off the landing, it is a floor that works especially well for older children or overnight guests. One bedroom retains a small period fireplace. From the front bedroom, there is a glimpse of the sea.

Courtyard and Parking

The gravelled courtyard provides off-road parking at the rear, with space for planted pots and a small table for coffee outdoors. External steps lead straight to the utility room, a convenient way in with shopping. Additional on-street parking is available under the residents' permit scheme, subject to eligibility.

The Location

A morning walk can begin on the open lawns of Plymouth Hoe, watching the boats out on Plymouth Sound, and continue around the waterfront to the cobbled streets of the Barbican. Sutton Harbour offers a choice of quayside restaurants for lunch or an evening beside the water. In the other direction, the city-centre shops and Theatre Royal are within walking distance, with the pleasure of being able to walk home after a performance.

Agents Note: The ground-floor flat is available by separate negotiation. The floor plan and accommodation described in these particulars relate to the main residence.

The seller intends to retain certain light fittings and the black marble fireplace pictured in the entrance-floor sitting room. A replacement fireplace is proposed.















Property Details

Services:	Mains electricity, water, gas and drainage.
EPC Rating:	Current: D - 63, Potential: C - 74, Rating: D
Council Tax:	Band C
Tenure:	Freehold
Authority:	Plymouth City Council, Ballard House, West Hoe Road, Plymouth, PL1 3BJ, Tel: 01752 668000

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

From the A38 at Marsh Mills, take the A374 towards Plymouth city centre and follow signs for the Barbican and the Hoe. Turn left onto Hoe Approach, then right at the top onto Citadel Road. Continue past the Crowne Plaza towards Leigham Street. The property is on the right, beside the Leigham Street bus stop, with a grey façade, white window surrounds and black iron railings.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311.

Key Features

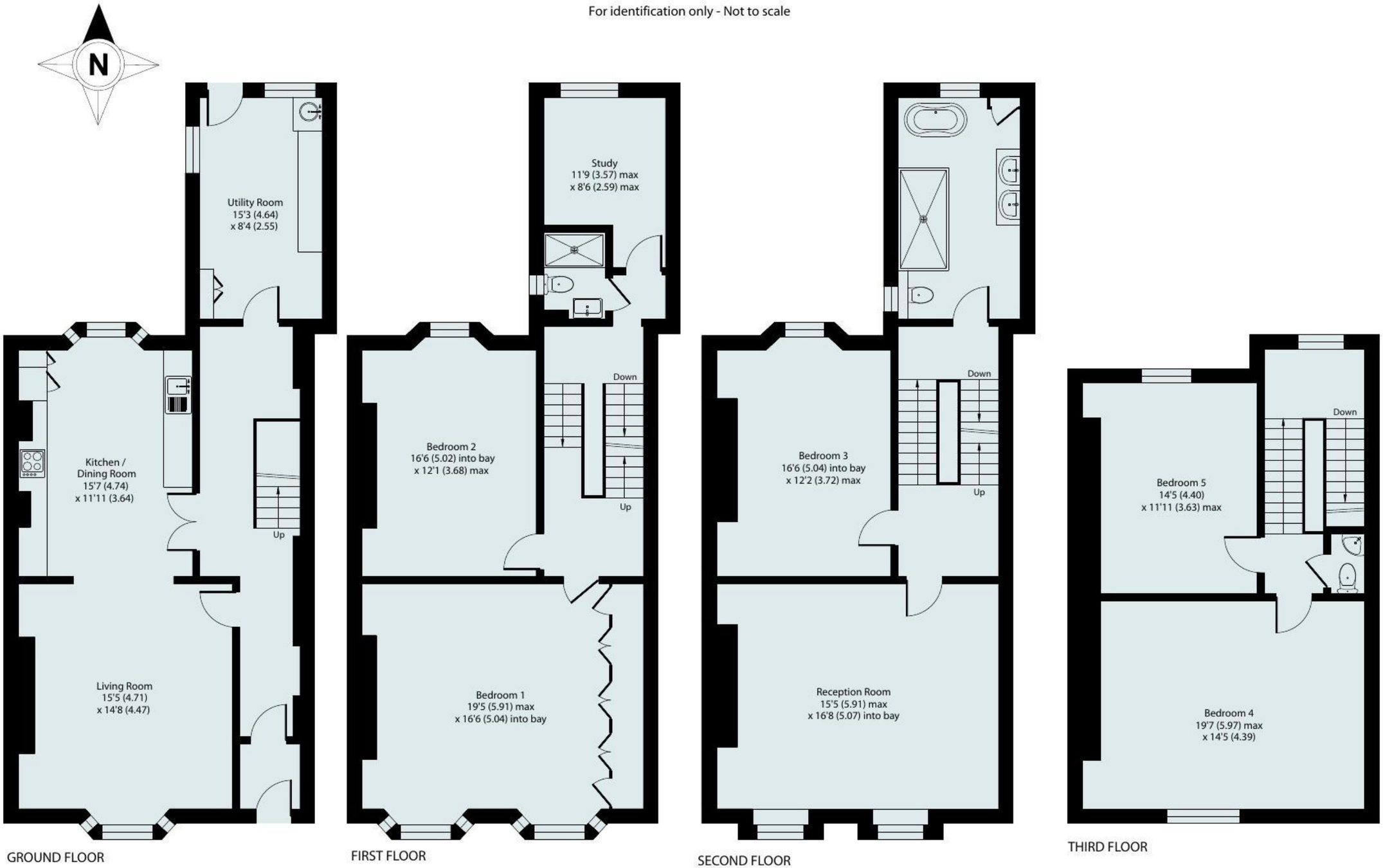
- Off-road parking in gravelled courtyard
- Grade II listed Victorian home
- Open-plan kitchen, dining and living
- Five double bedrooms, including a southerly principal bedroom with a white marble fireplace
- Close to Plymouth Hoe and the waterfront
- Approximately 2,865 sq ft across four floors, with a separate utility room on the entrance level
- Full-width second sitting room with a tiled period fireplace, plus a dedicated first-floor study
- Family bathroom with freestanding bath and walk-in rainfall shower, plus a separate shower room





Approximate Area = 2865 sq ft / 266.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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