

Belgrave Lane, Plymouth, PL4 7DA

Offers Over £595,000 Freehold

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QUEEN VICTORIA

Belgrave Lane

Plymouth, PL4 7DA

- Individually Designed Detached House
- Extraordinary Proportions
- Industrial Inspired Architecture
- Spectacular Open Air Atrium
- Lower Floor Potential Cinema/Gym
- Four Double Bedrooms
- Contemporary Kitchen Statement Island
- Arranged Four Storeys
- Vast Garage Ample Vehicles
- Council Tax Band D

Tucked away in a lane moments from Mutley Plain, this individually designed detached residence is a home of extraordinary proportions and architectural ambition. A property of vast volumes, dramatic materials, extensive glazing and considered indoor outdoor spaces combine to create an exceptional lifestyle residence.

A striking staircase rises towards the living accommodation where the scale of the home becomes immediately apparent. The living room is enormous, with exposed brick wall facades, timber flooring and expressed steel joists creating a sophisticated industrial aesthetic. Bifold doors open into a spectacular open air atrium, where birch trees rise dramatically through the space towards English cedar panelling that lines the surrounding walls. Further bifold doors open into the contemporary kitchen, a superb social space centred around a massive statement island and complemented by a comprehensive range of integrated appliances. The arrangement creates an extraordinary sequence of spaces, allowing the reception room, atrium and kitchen to flow seamlessly together while still retaining their own distinct character. Practical accommodation includes a utility cupboard, storage and a cloakroom/WC. Upstairs a beautifully considered landing illuminated by a collection of oversized lanterns offers a master bedroom with en suite and three further double bedrooms including a particularly special bedroom/reception room with bifold doors opening onto a covered cedar clad terrace, an exceptional private space. The distinctly modern bathroom is equally impressive in scale.

Accessed via a rear staircase from the house or through the remote double garage door, the garage is substantial enough to accommodate multiple vehicles while offering the proportions to create an impressive home gym or leisure space. Stairs descend again to another vast lower area offering a blank canvas for lifestyle use.

This is a most extraordinary home where scale meets architectural flair.





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First Floor	
Reception Room	19'8" x 29'3" (6.01 x 8.94)
Kitchen	19'8" x 18'6" (6.01 x 5.64)
Cloakroom/WC	5'10" x 4'6" (1.80 x 1.39)
Second Floor	
Bedroom One	14'2" x 13'11" (4.33 x 4.26)
En Suite	5'0" x 10'6" (1.53 x 3.21)
Bedroom Two	12'5" x 12'2" (3.80 x 3.71)
Bedroom Three	12'5" x 10'8" (3.80 x 3.27)
Bedroom Four/Reception Room	19'8" x 8'11" (6.01 x 2.72)
Bathroom	12'5" x 8'6" (3.80 x 2.61)
Ground Floor	



Garage	19'8" x 60'6" (6.01 x 18.45)
Storage	5'4" x 14'8" (1.63 x 4.48)
Lower Ground FDloor	
Storage	19'8" x 38'1" (6.01 x 11.62)

Directions

From DV Lane office turn right onto Connaught Avenue, turn left onto Mutley Plain Lane, turn left onto Belgrave Lane and the property can be found on the left.

Scan for Material Information

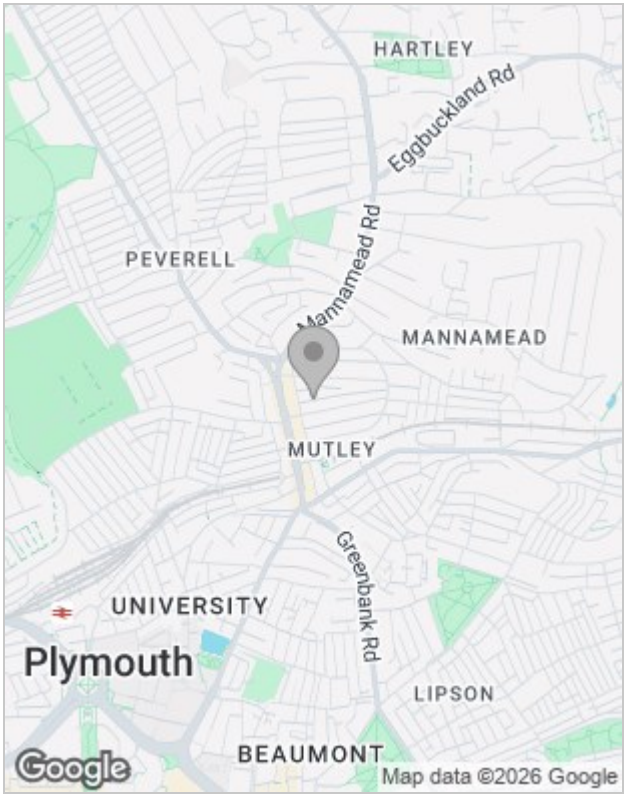
Council Tax Band: D



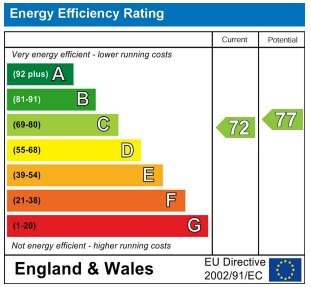
Floor Plans

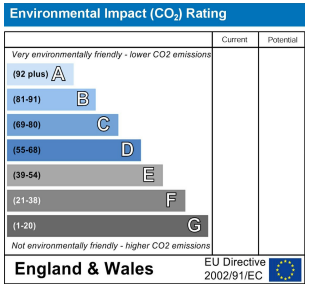


Location Map



Energy Performance Graph





Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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