

VICTORIA HOUSE





VICTORIA HOUSE

VICTORIA WHARF, PLYMOUTH, PL4 0RF

Victoria House sits high above Cattedown, just to the east of Plymouth's historic Hoe. The property enjoys far-reaching and uninterrupted views across Plymouth Sound and out to sea, taking in famous landmarks including Mount Batten, Drakes Island, Plymouth Hoe and the Mount Edgcumbe Country Park on the Cornish border.

- Magnificent private waterfront residence with panoramic views
 - Detached house & annex approx. 6,540 sq. ft
 - Self-contained two bed apartment 2,300 sq. ft
- Outbuilding offering workshops, garage and hangar 3,900 sq. ft
 - Indoor swimming pool
- Set in approx. 2.5 acres with exceptional views
 - Private gated grounds
 - Solar panels
- Potential for further development subject to consents
 - Helipad with unrestricted flying rights

Plymouth Railway Station (London Paddington 3 hrs 9 min) 1.3 miles, Plymouth City Centre 1 mile,
Plymouth Ferry Port 1.8 miles, A38 Devon Expressway 3.3 miles, Central London 237 miles





THE LOCATION

Plymouth has a rich and fascinating history and is one of the finest natural harbours in the world. The city has a diverse selection of shops, restaurants and theatres, all of which are within easy walking distance. Plymouth's Barbican is also within walking distance, offering many exciting visitor attractions, including The National Maritime Museum and Marine Aquarium, a selection of shops and restaurants as well as Plymouth's famous Gin Distillery.

Plymouth has at least five yacht marinas including Sutton Harbour, Mayflower, Plymouth Yacht Haven, Queen Anne's Battery and King Point, providing an excellent base for exploring the South West's many fantastic beaches and anchorages, or further afield to France and the Channel Islands.

Communication links to the city are excellent, with the A38 Devon Expressway providing dual carriageway links to the M5 at Exeter, or Cornwall across the River Tamar. There is a mainline train station providing direct links to London Paddington in just over 3 hours, whilst Exeter's International Airport, about an hour's drive away, provides a wide selection of services to UK and international destinations.

Plymouth also has a ferry terminal with regular sailings to Roscoff & Santander.

The city has recently been designated as a "Freeport" which is a huge boost for the area in particular Plymouth.





THE PROPERTY

Victoria House is a spectacular and truly unique Art Deco style house, with a diverse and versatile range of outbuildings, set in an elevated, private position offering 360-degree views. Surrounded by landscaped gardens of approximately 2.5 acres, the property is approached via a private driveway from a no-through road and can also be accessed by air with unrestricted helicopter flying rights.

The main house has been adapted and modernised to take advantage of its spectacular south facing views and offers spacious and adaptable accommodation over two floors as well as a self-contained annexe. The building contains many architectural features befitting its style including circular windows, parquet floors and a stunning decked terrace and balcony.

In addition, the property has a significant outbuilding with a self-contained two bedroomed guest apartment which enjoys the delightful views and would be perfect for a family member or holiday apartment.

The outbuilding also provides a variety of rooms ideal for a workshop and storage as well as excellent garaging. To the southern end of the outbuilding there is also a large space which, most recently, has been used as a helicopter hangar.







GARDENS AND GROUNDS

The private driveway is accessed via electric gates and sweeps through the gardens, flanked by large areas of level lawn and mature palm trees, leading to a generous parking and turning area to the side of the main house.

The gardens have been designed and laid out to take advantage of the property's dramatic location and offer variety and colour throughout the year. Large areas of level lawn are interspersed with ornamental gardens and terraces. There is a walled and sheltered kitchen garden with a variety of raised beds, a summerhouse and potting shed.

Within the grounds, old cottage walls form part of a sensory garden but could offer further potential, subject to the necessary consents.

The property also benefits from solar PV panels to contribute to the daily running costs of the property.



FURTHER INFORMATION

DIRECTIONS

From Exeter take the A38 signposted for Plymouth.

After 40 miles take the slipway for Marsh Mills roundabout, signposted Plymouth A374.

Take the first exit, signposted for the city centre, and remain in the lefthand lane. After 1.7 miles follow the road around to the left.

At the next T-junction turn left, followed by a right hand turn at the next set of traffic lights, signposted Cattedown and Prince Rock.

At the next roundabout take the first exit, signposted Cattedown Wharves, and after a short distance turn left, signposted Cattedown.

Follow the road around to your right (Cattedown Road).

The road straightens out and a white gate will be found at the end which, in turn, will lead to the main entrance to the property at the top of the hill.

SERVICES

All main services connected with gas fired central heating.

FIXTURES & FITTINGS

The fixed items within the property are included within the sale.

LOCAL AUTHORITY

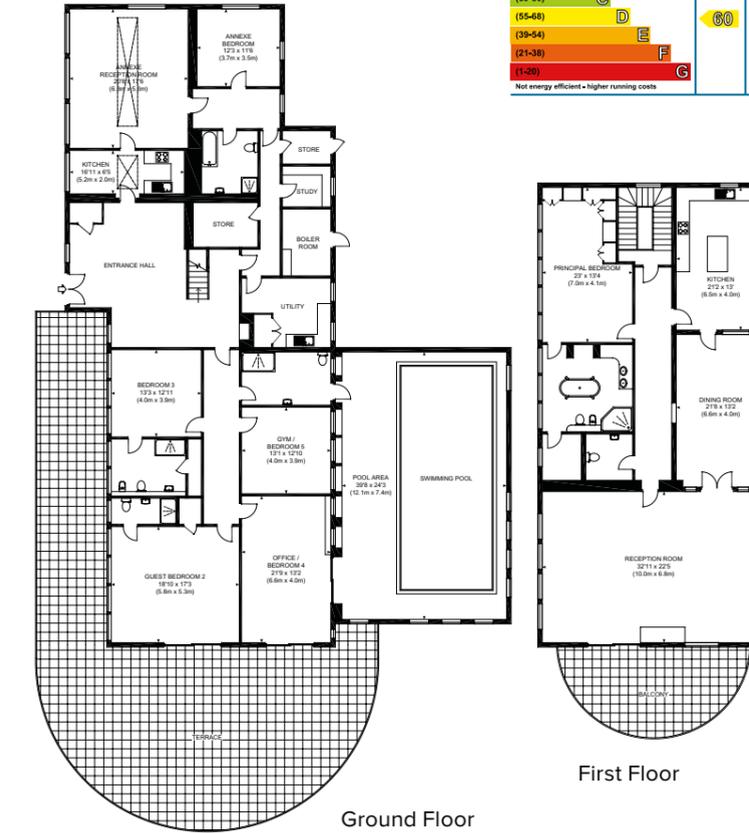
Plymouth City Council Tel: 01752 668000

Council Tax Band G (Note: Flat and annex are separately banded)

Freehold for Sale



Approximate Gross Internal Area
Main House: 6471 sq ft / 601.2 sq m
Outbuildings: 6208 sq ft / 576.7 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Grantley
26 Church Road, Godalming,
Surrey, GU7 1EW
01483 407 631
edward.brett-field@grantley.net

