Cross Keys Estates

Opening doors to your future

1 Castle Street

Plymouth, PL1 2NJ

Offers In The Region Of £750,000 Freehold

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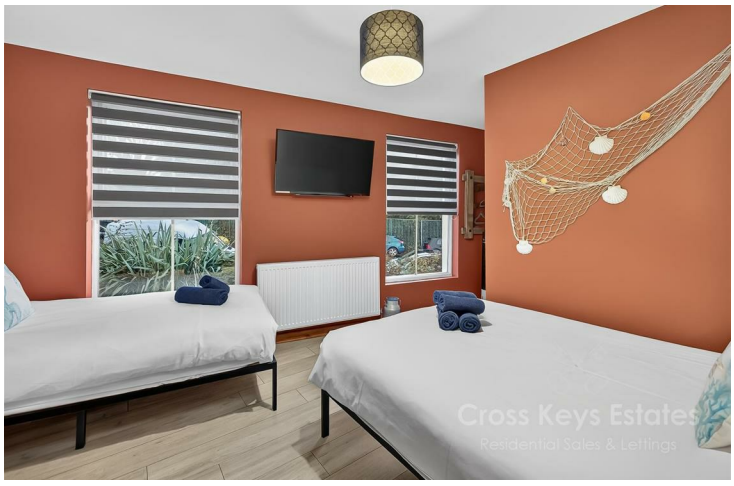
Cross Keys Estates is thrilled to introduce this impressive detached guest house, nestled in the highly sought-after area of The Barbican on Castle Street. This Georgian property boasts a remarkable eight generously sized guest bedrooms, each accompanied by its own stunning en-suite bathroom, ensuring comfort and privacy for all visitors.
This substantial building has been beautifully maintained by its current owners and boasts an abundance of space laid out over three floors including a self contained 2 bedroom 'owners flat' on the ground floor. The house is immaculately presented throughout, showcasing a blend of classic charm and modern elegance. The heart of the home features a beautifully fitted kitchen, perfect for preparing delightful meals, alongside a lovely dining room that invites gatherings and shared moments.

- Substantial Detached Guest House
- Eleven Generous Guest Bedrooms
- Stunning Modern Fitted Kitchen
- Eight Beautiful En-Suites
- Close To Local Amenities
- Superb Location on The Barbican
- Immaculately Presented Throughout
- Ample Off-Road Parking
- Large Private Rear Garden
- No Onward Chain, EPC=D81



Cross Keys Estates

As one of Plymouths' leading QUALIFIED estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call, you will not be disappointed. 98% of our clients recommend us to their friends and family and our results, when it comes to sales, are unrivalled.

Plymouth

Plymouth, Britain's Ocean City, is one of Europe's most vibrant waterfront cities. Located in one of the most beautiful locations imaginable, Plymouth is sandwiched between the incredible South West coastline and the wild beauty of Dartmoor National Park. Plymouth is 37 miles south-west of Exeter and 190 miles west-south-west of London, between the mouths of the rivers Plym to the east and Tamar to the west where they join Plymouth Sound to form the boundary with Cornwall, it is also home to one of the most natural harbours in the world. To the North of Plymouth is Dartmoor National Park, extending to over 300 square miles, which provides excellent recreational facilities.

The city is home to more than 260,000 people, making it the 30th most populated city in the United Kingdom and the second-largest city in the South West, after Bristol and has a full range of shopping, educational and sporting facilities. There is mainline train service to London (Paddington) and to Penzance in West Cornwall.

There's everything that you would expect to find in a cool, cultural city, with great shopping, arts and entertainment. But there's also hundreds of years of history to uncover, from Sir Francis Drake and the Spanish Armada to the Mayflower sailing in 1620, to a city rebuilt following the Blitz during World War II. With easy access to Exeter and its International Airport and a mainline train station giving direct access to London and a ferry port offering sea crossings to both France and Spain.

Plymouth is governed locally by Plymouth City Council and is represented nationally by three MPs. Plymouth's economy remains strongly influenced by shipbuilding and seafaring including ferry links to Brittany and Spain, but has tended toward a university economy since the early 2000's. It has the largest operational naval base in Western Europe – HMNB Devonport.

The Barbican

The historic Barbican and Sutton Harbour are the heart of the city's heritage with the oldest buildings and the greatest number of historical stories. It's also a place where an eclectic cuisine mix of Italian, Greek, Turkish, Japanese, Chinese, Thai, Indian, Himalayan, Mexican and British restaurants may all be found! Around the Barbican, a vibrant place of cobbled streets, narrow lanes and more than 200 Listed Buildings, many of them Tudor and Jacobean, offer a wide range of cosmopolitan boutique shops, galleries, pubs, cafes and restaurants set amidst picturesque scenery. The main street of Southside Street is home to the world famous Plymouth Gin Distillery, the building dating from the early 1400s and a former monastery inhabited by Black Friar Monks. Antique stores, galleries, boutique shops and cafes thrive on Southside Street, a draw to the thousands of coach tour visitors that pass through the Barbican every year. Sutton Harbour is perfectly placed to make the most of all Plymouth has to offer, from unparalleled historic landmarks to some of the city's largest and liveliest family attractions. The National Marine Aquarium, the largest aquarium in the UK with over 40 sharks, is at the entrance to the harbour, and visitors can also take boat tours to learn more about the local marine environment - or even catch a fish and learn how best to cook it. The lively waterfront culture of Sutton Harbour offers a welcome like no other, with unique, independent shops interspersed with a diverse range of first-class restaurants, cafes and bars. Visit the famous Mayflower Steps from which the Pilgrim Fathers are believed to have left England aboard the Mayflower for a new life in America in 1620, discover Plymouth's maritime heritage with the one-mile Sutton Harbour Heritage Trail, or see the sights from two wheels and take advantage of the two National Cycle Routes right on the harbour's doorstep.

More Property Information

Outside, the property offers a large private rear garden, providing a tranquil space for relaxation or outdoor entertaining. Additionally, there is ample off-road, along with a single garage located at the rear, making this property not only spacious but also practical for guests and residents alike.

This guest house is beautifully themed with a seaside motif, reflecting the charm of its coastal surroundings. Whether you are looking to invest in a thriving guest house or seeking a unique family home, this property presents an exceptional opportunity in a prime location. Do not miss the chance to make this stunning residence your own.

Entrance Vestibule

Hall

Kitchen

9'9" x 18'9" (2.96m x 5.72m)

Sitting Room

13'1" x 11'11" (3.99m x 3.63m)

Dining Room

11'8" x 17'6" (3.55m x 5.34m)

Primary Bedroom

10'5" x 11'5" (3.17m x 3.48m)

Bedroom 2

13'1" x 10'5" (3.99m x 3.17m)

Shower Room

Bedroom 3

10'2" x 10'1" (3.10m x 3.08m)

Hall

Landing

Window to rear.

Room 1

En-suite

Room 2

En-suite

Room 3

En-suite

Room 4

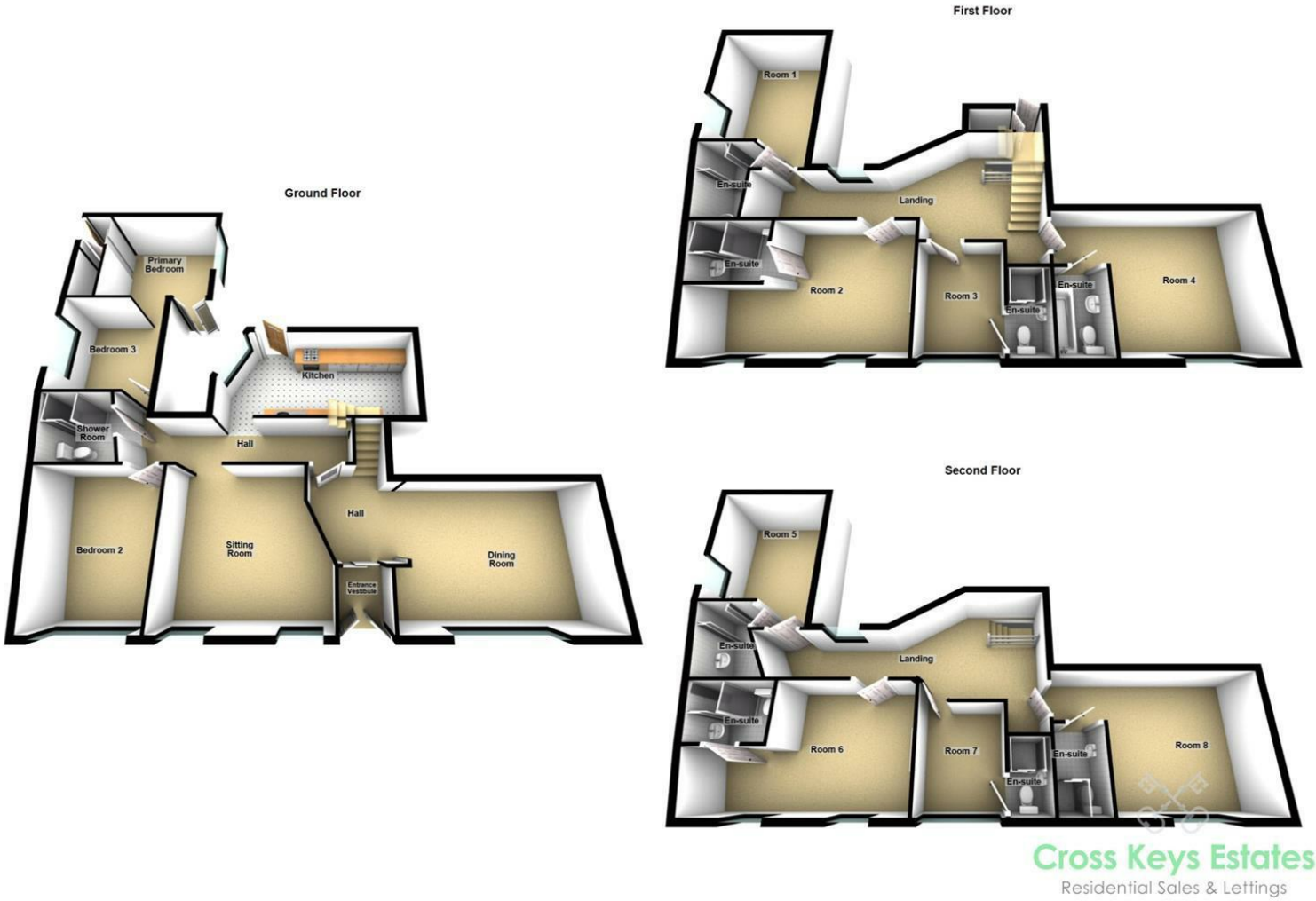
En-suite

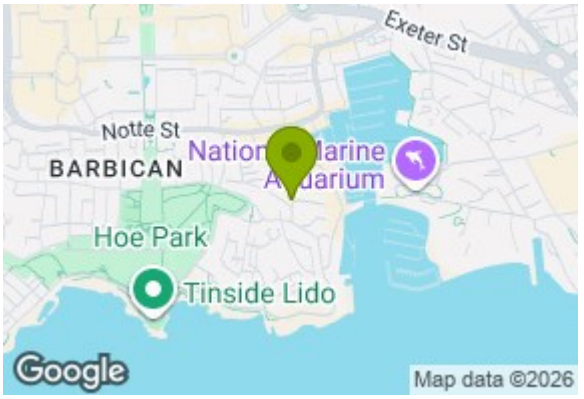
Landing

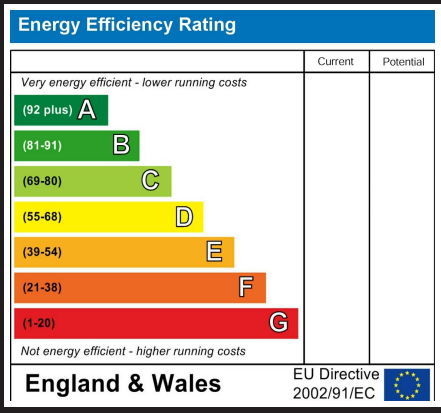
Window to rear, stairs, door to:

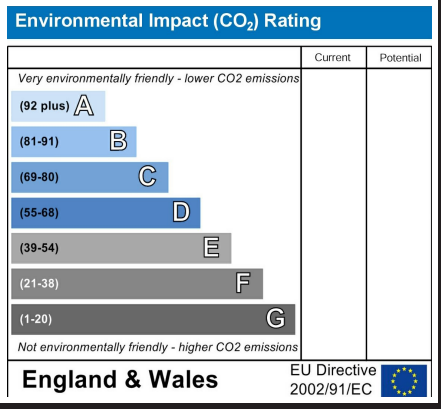
Room 5

Window to side, door to:









VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

The Property Ombudsman
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