

# VICTORIA HOUSE



PLYMOUTH • DEVON • PL4 0FA









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‘Landmark coastal property, enjoying uninterrupted panoramic views over Plymouth Sound, the Cattewater Estuary and the surrounding coastline and moors. A magnificent detached family home in about 2.5 acres, with a diverse range of outbuildings providing further residential or commercial business potential with direct helicopter flying rights’.

Plymouth City Centre about 1 mile. A38 Devon Expressway about 2.5 miles. Exeter about 42 miles.

## ACCOMMODATION SUMMARY

### **Victoria House (6,540 sqft approx):**

Entrance hall, 1st floor reception room, dining room,  
Kitchen/breakfast room, balcony, master bedroom suite, 2 guest bedroom suites,  
2 further bedrooms (office or gym), shower room & indoor heated swimming pool,  
Utility room, cloakroom, & store room. Sun terraces & balcony.

Self-contained apartment offering lounge/diner, kitchen, double bedroom, and bathroom.

### **Staff Apartment/annexe (2,300 sqft approx):**

Kitchen, sitting room/games room, two double bedrooms & bathroom.

### **Outbuilding (3,900 sqft approx):**

Workshop, garaging, storage space and helicopter hangar.

Further selection of former outbuildings, with potential for further development, subject to the necessary consents.

Extensive formal and informal gardens with far-reaching views in all directions. About 2.5 acres in all.

Array of PV panels providing approximately £3,500 income PA.

Helipad with unrestricted flying rights.

EPC – Main House E. Annexe E.



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Your attention is drawn to the Important Notice on the last page of the text

## SITUATION

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's Hoe and the Mount Edgcumbe Country Park on the Cornish border.

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 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, including daily flights to London City Airport. Plymouth also has a ferry terminal with regular sailings to Roscoff and Santander.

## DESCRIPTION

Victoria House is a spectacular 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 about 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 in recent years to take advantage of its spectacular south facing views and offering spacious and adaptable accommodation over two floors, with a self-contained annexe if required. 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 provides a significant outbuilding, currently offering 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, storage and excellent garaging, particularly those with rare vehicles or boats etc. To the southern end of the outbuilding there is also a 50'6 x 40'7 space, which most recently has been used as a helicopter hangar.

With the unknown future of Plymouth City Airport, consideration may be given to further uses of this magnificent home for a variety of different residential or commercial uses, such as a city helicopter terminal, hotel spa, etc, subject to the necessary consents.

## GARDENS AND GROUNDS

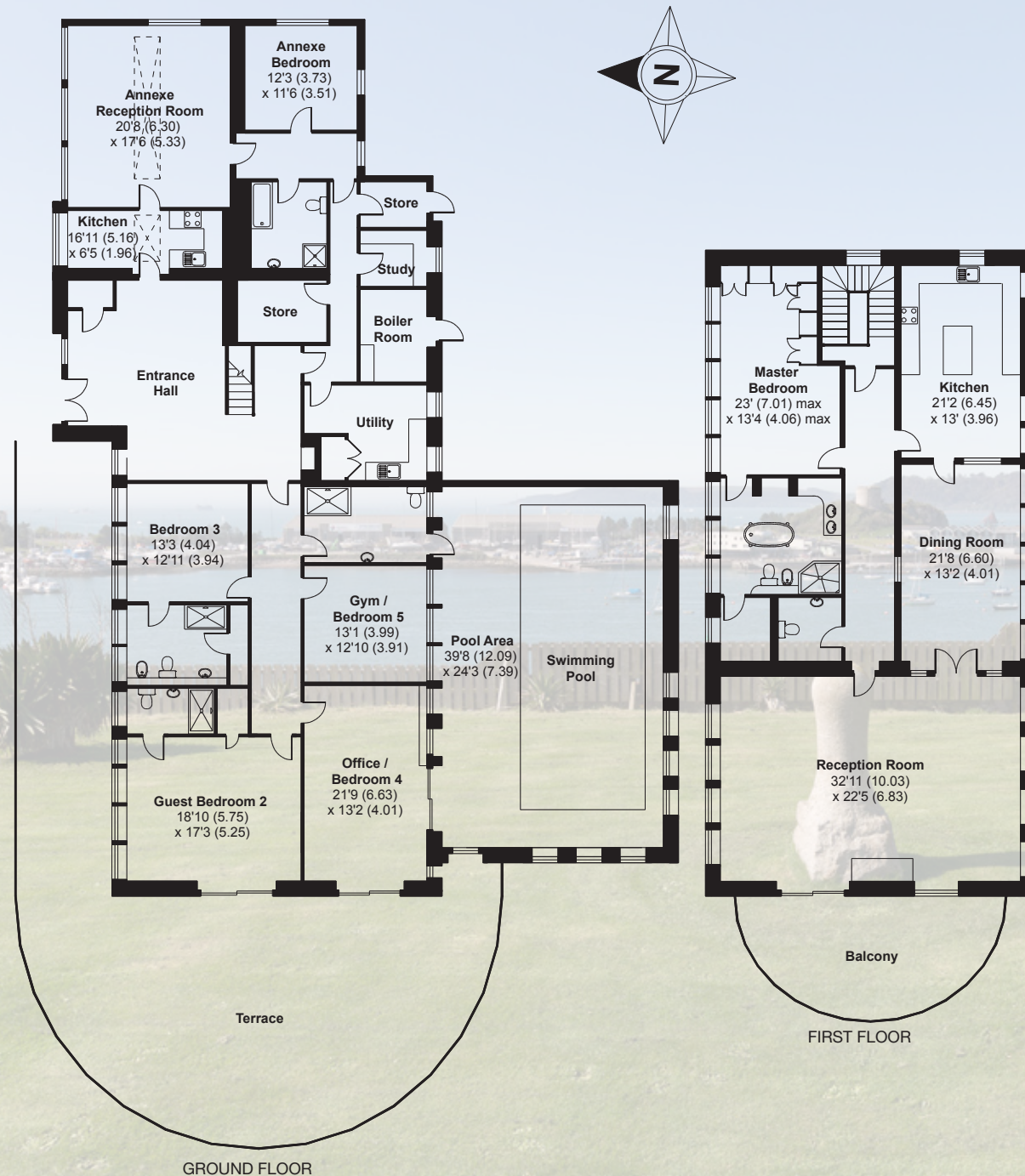
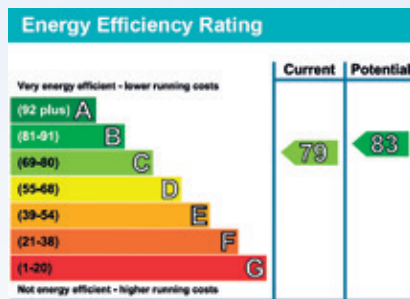
The private driveway is accessed via electric gates and sweeps through the gardens, flanked by large areas of level lawn and mature palm trees, leading to a generous parking and turning area to the side of the main house. The gardens have been designed and laid out to take advantage of the property's 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, summer house 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.

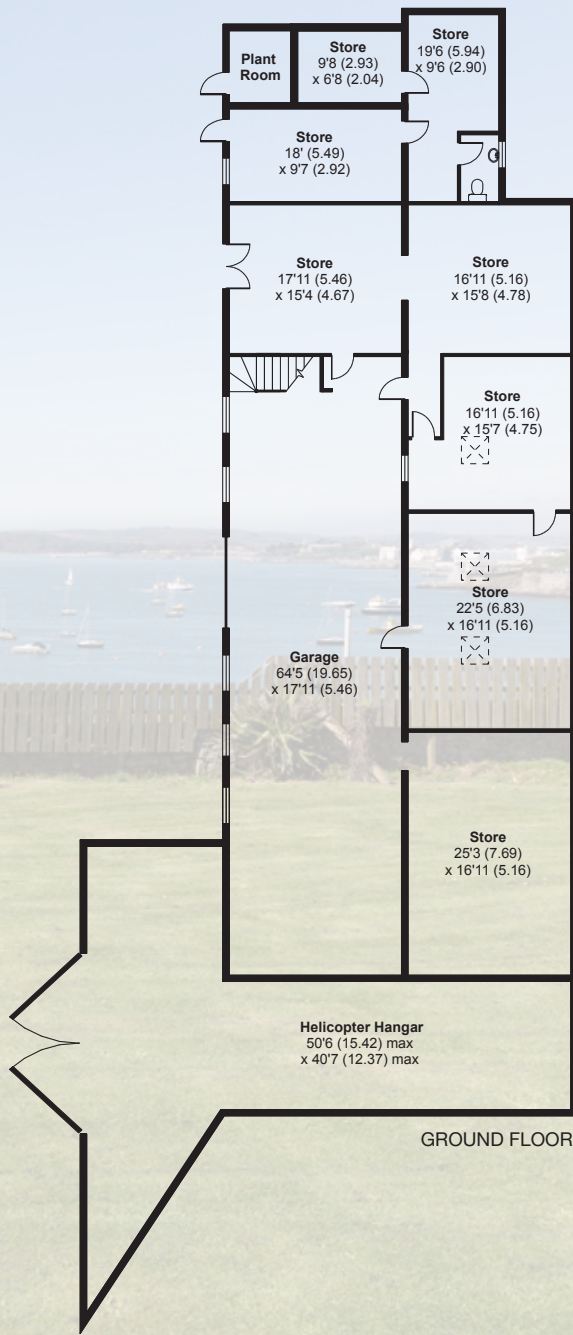
In recent years the current owners acquired a further plot and have installed solar PV panels, which provide an income and contribute to the daily running of the property.



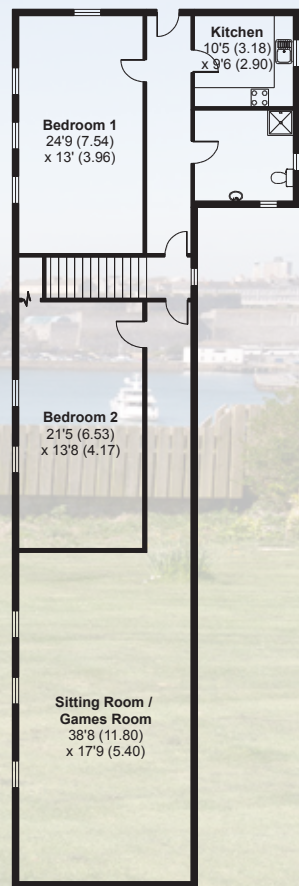
Approximate Gross Internal Area:  
Main House: 1177.8 sq.m. / 12679 sq.ft.  
(Includes Annexe)







**ANNEXE**







## SERVICES

Mains water, electricity, gas & drainage. Broadband available.

Array of PV panels providing approximately £3500 income PA.

## OUTGOINGS

Council Tax Band: G.

Note: Flat and annex are separately banded

## FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

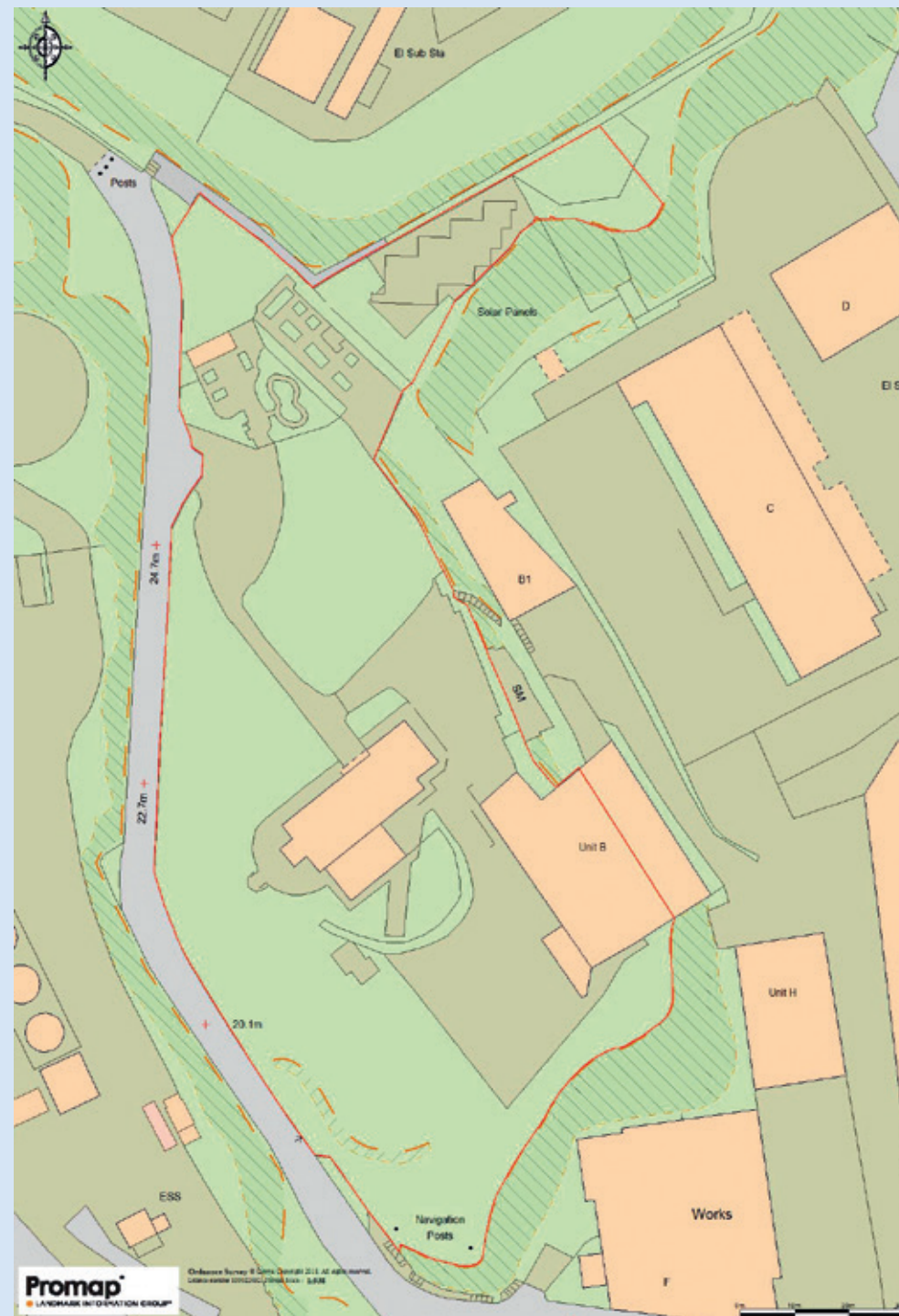
## DIRECTIONS

From Exeter take the A38 signposted for Plymouth. After 40 miles leave the slipway for Marsh Mills

roundabout, signposted Plymouth A374. Take the first exit signposted for the city centre, remain in the left hand lane and 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, whereupon 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.

## VIEWINGS

Strictly by appointment with Savills or Lang Town & Country. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.







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