



Langdon Court

Down Thomas, Plymouth, PL9 0DY

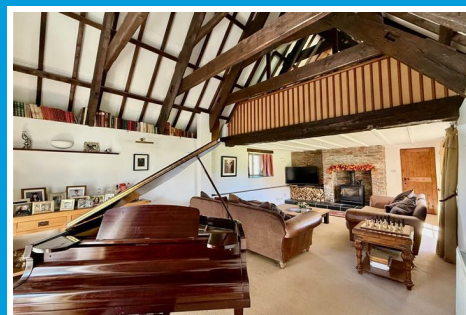
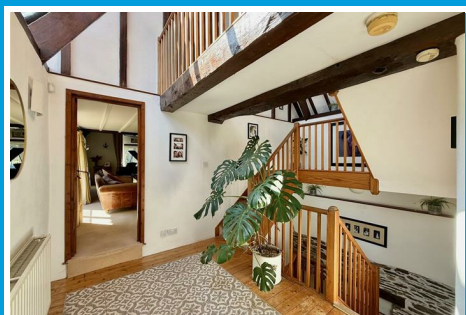
Price Guide £895,000



Langdon Court

Down Thomas, Plymouth, PL9 0DY

Price Guide £895,000



THE BARN, LANGDON COURT, PL9 0DY

SUMMARY

The Barn is an exceptional barn conversion set within secluded grounds of approximately 1 acre in a wonderful tucked-away location next to Langdon Court, Down Thomas. The accommodation is extremely spacious & offers flexibility to be used as one large property or a family home plus a self-contained annexe. The accommodation is arranged over 3 storeys & briefly comprises a stunning entrance hall with vaulted ceiling & galleried landing, lounge, open-plan kitchen/breakfast/family room & a mezzanine room above the lounge which is currently used as a study but could be a 5th bedroom. In addition there are 4 further double bedrooms together with a ground floor wc/shower, family shower & an ensuite bathroom to bedroom one. There is also a utility room, integral double garage plus plentiful parking. The property oozes character & has a wonderful atmosphere. Viewing is highly recommended.

ACCOMMODATION

Hard wood glazed front door opening into the entrance hall.

ENTRANCE HALL

17'6 x 15'1 into the stairs (5.33m x 4.60m into the stairs)

A superb vaulted ceiling with exposed beams. Access to the entrance level accommodation. Staircase. Slate flagged floor. Over-head galleried first floor landing.

LOUNGE

29'6 x 15'3 (8.99m x 4.65m)

A triple aspect room with feature vaulted ceiling with exposed beams. Stone-built fireplace with wood burning stove set onto a slate hearth. Lovely views over the grounds and countryside.

KITCHEN/BREAKFAST/FAMILY ROOM

29'1 x 15'6 (8.86m x 4.72m)

Superbly-fitted with hand-crafted oak cabinets contrasted by polished granite work surfaces. Matching island with breakfast bar. Inset stainless-steel one-&a-half bowl sink with a work-top mounted mixer tap over. Built-in dishwasher. Space for American-style fridge-freezer. Range-style cooker with 7 gas burners plus 2 ovens and a grill. Slate flagged floor. Inset ceiling spotlights. 2 steps descending to the family area. The family area is triple aspect and has lovely views over the grounds and countryside. Ornamental brick-built fireplace. Feature beamed ceiling.

DOWNSTAIRS CLOAKROOM/WC/SHOWER ROOM

8'1 x 7'6 (2.46m x 2.29m)

Cupboard. Coat hooks. Slate flagged floor. Doorway opening into the wc/shower room. Comprising an enclosed tiled shower fitted with an electric shower system, wall-mounted basin with a cupboard beneath and a wall-mounted mirror over and a wc with a concealed cistern and a push-button flush. Mirrored bathroom cabinet. Extractor. Partly-tiled walls. Doorway opening into bedroom two.

BEDROOM TWO

16'8 x 10'1 (5.08m x 3.07m)

A dual aspect room with lovely views. Eaves storage cupboards. Built-in wardrobe fitted with a hanging rail.

FIRST FLOOR LANDING

18'7 x 7'4 max width (5.66m x 2.24m max width)

A galleried first floor landing providing lovely views over the gardens and countryside towards Langdon Court. Storage cupboards. Doors providing access to the first floor accommodation.

MEZZANINE

15'6 x 12'10 (4.72m x 3.91m)

A very versatile room which could be used as an additional bedroom if required or a study. Feature vaulted ceiling with exposed beams. Exposed floor boards. Window overlooking the gardens. Internal glazed window overlooking the lounge.

BEDROOM ONE

29' x 17'3 max width (8.84m x 5.26m max width)

A stunning principal bedroom with feature vaulted ceiling and exposed beams. Dual aspect with fabulous views over the gardens and countryside towards Langdon Court. Split-level. Walk-in wardrobe with hanging rails and shelving.

ENSUITE BATHROOM

7'9 x 6'5 (2.36m x 1.96m)

Comprising a bath with a mixer tap shower system over and a shower screen, basin set onto a granite plinth with storage beneath and a wc with a concealed cistern and a push-button flush. Mirror. Towel rail/radiator. Tiled floor. Fully-tiled walls. Extractor. Inset ceiling spotlights.

LOWER HALLWAY

33'2 x 4'5 widening to 12'2 into the staircase (10.11m x 1.35m widening to 3.71m into the stairs)

Storage cupboard. Slate flagged floor. Windows overlooking the gardens. Doors providing access to the remaining accommodation. Doorway leading to outside.

OPEN-PLAN KITCHEN/DINING/LIVING ROOM

30' x 14' (9.14m x 4.27m)

A split-level room with a lovely sitting area, which is dual aspect including glazed French doors leading onto the garden. Exposed beams. Feature exposed stonework. The kitchen/dining area is fitted with a range of cabinets, work surfaces and tiled splash-backs. Inset one-&-a-half bowl single drainer sink unit. Built-in oven and grill. Inset electric hob. Integral fridge. Ample space for table and chairs. Feature exposed stonework. Window overlooking the gardens. Tiled floor.

BEDROOM THREE

14'4 x 14'3 (4.37m x 4.34m)

Dual aspect including glazed French doors with matching windows either side, opening onto the gardens. Feature exposed stonework. Exposed ceiling beams.

BEDROOM FOUR

9'11 x 9'7 (3.02m x 2.92m)

Feature exposed stonework. Window.

SHOWER ROOM

9'2 x 5'5 (2.79m x 1.65m)

Comprising a double-sized shower with an electric shower system, pedestal basin and wc. Chrome electric heated towel rail. Partly-tiled walls. Window.

UTILITY ROOM

9'8 x 7'5 (2.95m x 2.26m)

Work surface. Inset stainless-steel single drainer sink with a tiled splash-back. Storage cupboard. Space for appliances. Further base and wall-mounted storage cupboards with a space for fridge or freezer beneath. Slate flagged floor. glazed door opening into the integral double garage.

DOUBLE GARAGE

18'4 x 17'8 (5.59m x 5.38m)

Double-sized roller door to the front elevation. Work bench with a vice to the rear. Storage cupboard. Power and lighting.

THE GROUNDS

The Barn is set within grounds of approximately 1 acre, the majority of which are laid to lawn together with an area of woodland and a variety of shrubs. There is plentiful off-road parking and fabulous countryside views.

COUNCIL TAX

South Hams District Council
Council tax band G

SERVICES

The property is connected to mains electricity, mains water and LPG. There is a septic tank for drainage.



Road Map



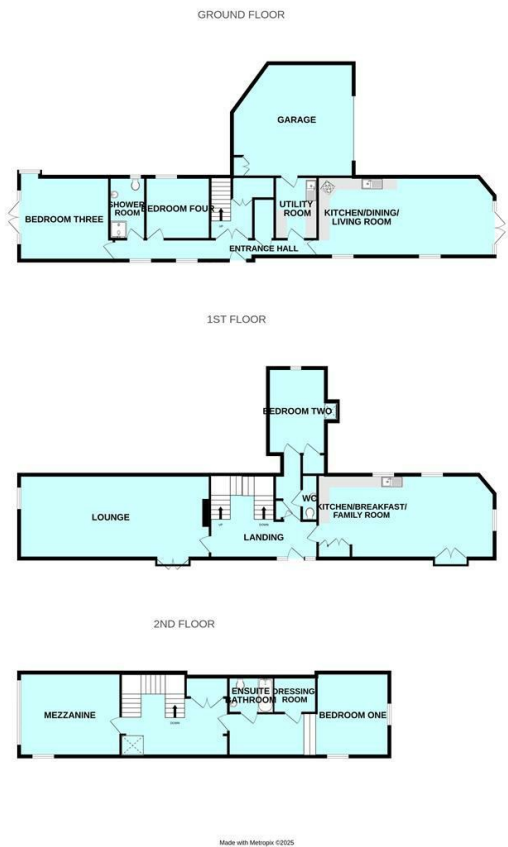
Hybrid Map



Terrain Map



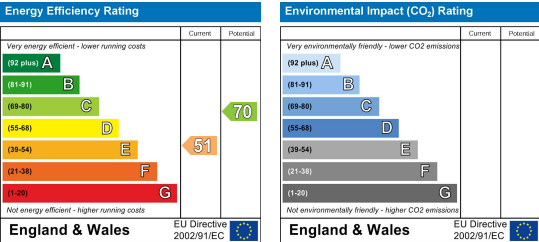
Floor Plan



Viewing

Please contact our Plymouth Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.