



Raneleigh Mill

Down Thomas, Plymouth, PL9 0DY

£625,000



Raneleigh Mill

Down Thomas, Plymouth, PL9 0DY

£625,000



RANELEIGH MILL, DOWN THOMAS, PL9 0DY

SITUATION

Raneleigh Mill is one of 14 high quality properties which have been converted from 'show' barns in the early 1990s. The development is approached via a private road and is situated within the former grounds of the historic Langdon Court, which was mentioned in the Domesday Book and with many notable owners including the Marquis of Exeter and subsequently Catherine Parr in 1564. The barn itself has attractive stone elevations beneath a slated roof and is superbly presented with much character. The development is conveniently located close to local amenities in both Wembury, Down Thomas and Plymstock, and Plymouth city centre is only six miles away. The scenic South West coast path is only a mile away and has been designated as a site of special scientific interest being part of the Wembury conservation area acquired by The National Trust.

SUMMARY

The accommodation has been arranged in a traditional manner with reception space on the ground floor and the bedrooms on the first floor. All the principal rooms have been arranged to take full advantage of the rural views. On the ground floor there is an entrance porch which leads through to a spacious reception hall. The accommodation on the ground floor consists of a sitting room, study/optional 5th bedroom, dining room, kitchen/breakfast room, utility room and cloakroom/wc. On the first floor there are four double bedrooms, the master of which has an ensuite bathroom, and the guest bedroom has an ensuite shower room. The remaining bedrooms are served by a spacious family bathroom. Externally there are gardens to the front, rear and side elevations together with a generous double garage.

ACCOMMODATION

Double-glazed hard wood doors opening into the entrance porch.

ENTRANCE PORCH

Windows to 3 elevations. Tiled floor. Further set of glazed hard wood arched doors opening into the reception hall.

RECEPTION HALL

Providing access to the ground floor accommodation. Under-stairs storage area. Window with a tiled slate sill to the front elevation. Window to the rear elevation.

DINING ROOM

16'3 x 13'7 (4.95m x 4.14m)

Dual aspect with windows with tiled slate sills to the front and rear elevations. Exposed and polished floor boards. Feature ceiling beams. Doorway opening into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

16'3 x 11'6 (4.95m x 3.51m)

Fitted with a range of cabinets and hard wood work surfaces. Inset ceramic one-&-a-half bowl single drainer sink unit. Built-in double oven and grill with an inset hob above and cooker hood over. Integral fridge. Bench seating with storage. Window seat. Ample space for table and chairs. Tiled floor. Feature ceiling beams. Triple aspect with windows to the front, side and rear elevations. Doorway opening into the utility room.

UTILITY ROOM

11'8 x 6'7 inc d/s cloakroom (3.56m x 2.01m inc d/s cloakroom)

Matching hard wood work surface with a tiled splash-back. Space for appliances beneath the work surface. Wall-mounted cupboards. Worcester gas boiler. Matching tiled floor. Loft hatch. Partly-glazed hard wood stable door to the rear leading to outside. Doorway opening to the downstairs cloakroom/wc.

DOWNSTAIRS CLOAKROOM/WC

Comprising a low level flush wc and a pedestal basin with a tiled splash-back. Obscured window to the front elevation.

SITTING ROOM

15'5 x 15'3 (4.70m x 4.65m)

Dual aspect with windows to the side and front elevations. Chimney breast with fireplace featuring a wood burner set onto a slate hearth. Fitted flooring. Feature ceiling beams.

STUDY/OPTIONAL 5TH BEDROOM

11'8 x 10'2 (3.56m x 3.10m)

Window to the rear elevation. Feature ceiling beams. Book-shelving.

FIRST FLOOR LANDING

Providing a spacious and characterful approach to the first floor accommodation. Storage cupboard. Feature ceiling beams. Dual aspect with 2 Velux-style skylights to the front elevation and a further Velux-style skylight to the rear providing lovely countryside views.

BEDROOM ONE

17'5 x 17'3 including ensuite (5.31m x 5.26m including ensuite)

A generous dual aspect master bedroom with a window to the side elevation and a Velux-style skylight to the front. Range of built-in wardrobes. Archway opening into the ensuite bathroom.

ENSUITE BATHROOM

Comprising a double-ended bath, wc with a concealed cistern and a push-button flush and basin with a storage cupboard beneath. Matching upright storage cupboard. Wall-mounted chrome towel rail/radiator. Wall-mounted mirror. Travertine tiling to the floor. Matching partly-tiled walls.

BEDROOM TWO

16'11 x 12'2 including ensuite (5.16m x 3.71m including ensuite)

A dual aspect room with windows to the rear and side elevations. Built-in wardrobes. Archway opening into the ensuite shower room.

ENSUITE SHOWER ROOM

Comprising an enclosed tiled shower with a bi-folding glass screen, pedestal basin with a tiled splash-back and a low-level flush wc. Wall-mounted chrome towel rail/radiator. Tiled floor.

BEDROOM THREE

10'10 x 7'7 (3.30m x 2.31m)

Velux-style skylight to the rear elevation. Built-in wardrobe with hanging rail and shelving and a cupboard above.

BEDROOM FOUR

10'10 x 7'6 (3.30m x 2.29m)

Velux-style skylight to the rear elevation. Feature ceiling beams. Built-in wardrobe.

FAMILY BATHROOM

10'10 x 5'4 (3.30m x 1.63m)

Comprising a bath with a shower system over, tiled area surround and a glass screen, large basin with a tiled splash-back and drawer storage beneath and a low level flush wc. Wall-mounted bathroom cabinet. Wall-mounted towel rail/radiator. Slate tiled floor. Exposed feature ceiling beams. Velux-style skylight to the rear elevation.

DOUBLE GARAGE

20'9 x 19'9 (6.32m x 6.02m)

2 remote roller doors to the front elevation. Twin pitched roofs. Wall-mounted storage cabinets. Power and lighting.

OUTSIDE

To the front a double-width driveway provides off-road parking and access to the garage. The front garden is laid to lawn together with some shrubs. A gravelled pathway leads to the main front entrance and a side gate provides external access to the side and rear gardens. These gardens are laid to lawn, chippings and patio. There are also some shrubs and an outside tap.

COUNCIL TAX

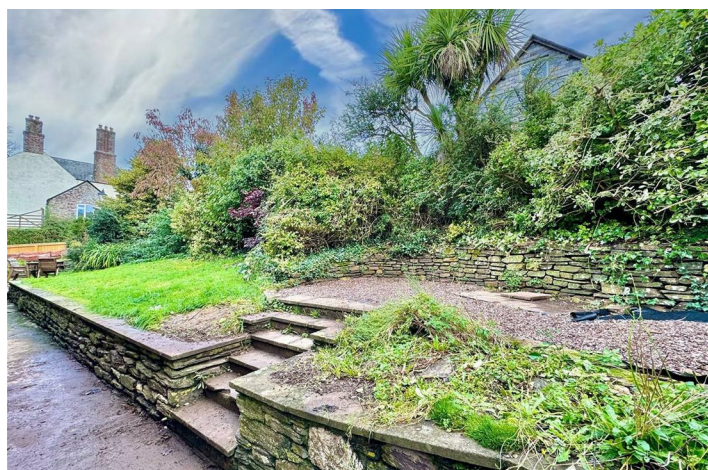
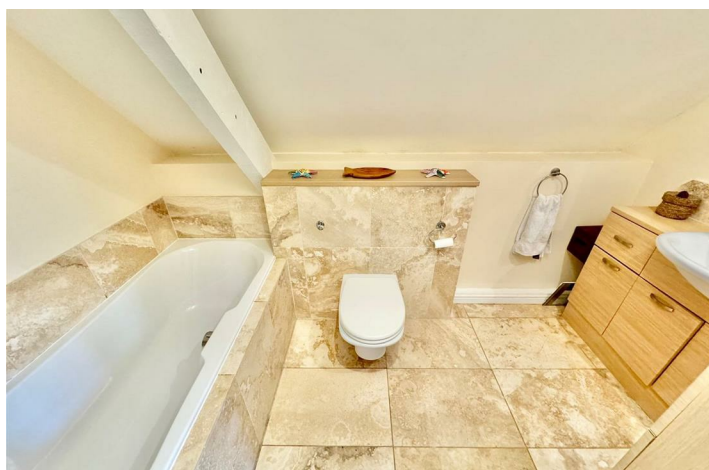
South Hams District Council

Council tax band F

AGENT'S NOTE

The property is on mains electricity, mains water and has gas tanks in the car park supplied by Calor Gas. There is a collective septic tank.

There is a management fee of approximately £600 per year which covers the cost of the maintenance of the private road, communal green spaces and periodic emptying of the septic tank.



Road Map



Hybrid Map

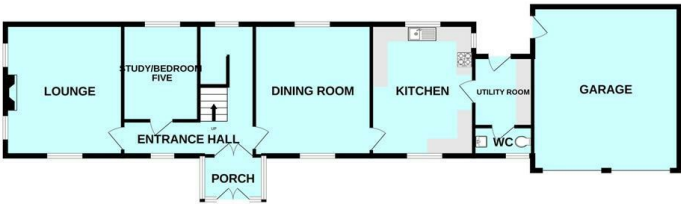


Terrain Map

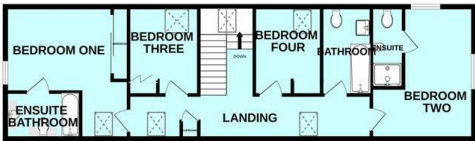


Floor Plan

GROUND FLOOR



1ST FLOOR

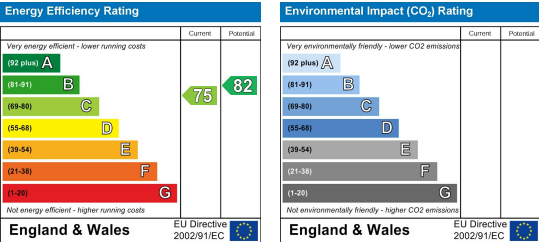


Made with Metropix ©2024

Viewing

Please contact our Plymstock 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 firms employment has the authority to make or give any representation or warranty in respect of the property.