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# Loughtor Mill, Plympton, Plymouth, Devon

Offers Over £300,000

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## Where Heritage Meets Modern Luxury

Tucked away within the award-winning Loughtor Mill development in Plympton, this beautifully renovated two-bedroom duplex apartment offers a rare blend of rural tranquillity, cutting-edge energy efficiency, and contemporary design.

Surrounded by rolling countryside and peaceful river views, this ground-level home sits in Newham Estate, within easy reach of local shops, cafes, schools and commuter routes to Plymouth and beyond.

### Stylish Open-Plan Living

Step inside and experience a seamless flow of light, space, and sophistication. The open-plan kitchen, dining and living area forms the heart of the home, designed for relaxed modern living and entertaining alike.

The contemporary fitted kitchen comes complete with integrated appliances, sleek cabinetry, and generous worktop space, opening effortlessly into a bright and spacious lounge/dining zone — all finished to an impeccable standard.

### Beautiful Bedrooms & Sleek Finishes

Two large double bedrooms offer inviting retreats, each thoughtfully designed and finished with quality materials and neutral tones. The stylish shower room features a modern walk-in shower, wash basin and WC — combining practicality with polished design.

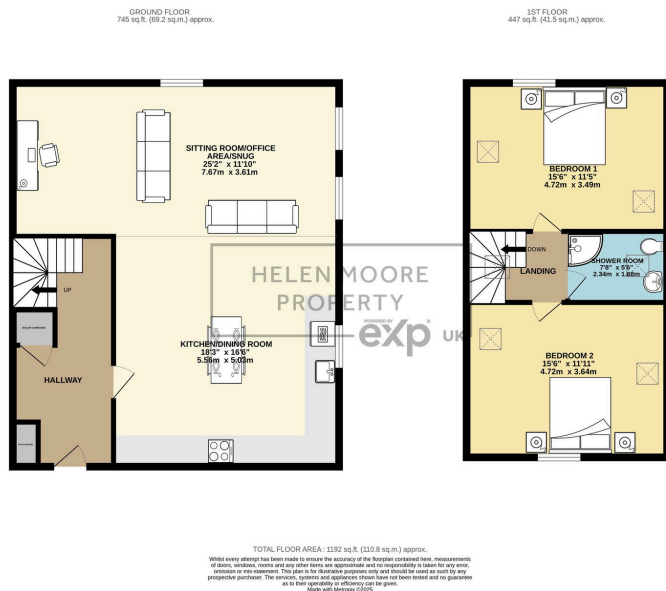
### Comfort & Technology

Enjoy the comfort of underfloor heating across the entire ground floor, ensuring a consistent, comfortable warmth. It's discreet, efficient, and perfectly suited to modern living — compatible with smart thermostats for effortless temperature control.

### Award-Winning Craftsmanship

Renovated by an award-winning developer, this exceptional home





- Two Bedroom Duplex Apartment
- EPC Rating A (97) – Exceptionally Energy-Efficient
- Air Source Heat Pump, 6 Solar Panels, 3-Phase Electricity
- Semi Rural Position With Dartmoor Nat Park Nearby
- Stylish open-plan living area with a sleek designer kitchen and integrated appliances
- No Onward Chain
- Underfloor Heating on the Ground Floor
- Private Parking & EV Charging Point
- Silver Award – Best Renovation, Building Excellence Awards 2024 & 2025
- Part of the prestigious, award-winning Loughtor Mill development in Plympton



05/12/2024, 16:33 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

# Energy performance certificate (EPC)

Assessment of **Loughtor Mill**  
 Loughtor Mill  
 Plympton  
 PL7 8BN

**Energy rating**

**A**

97

4 December 2024

Certificate number: 6458-2055-5202-7664-4056

Property type

Terraced flat

Total floor area

144 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/consultations/energy-ratings-for-rental-properties) <https://www.gov.uk/government/consultations/energy-ratings-for-rental-properties>

## Energy rating and score

This property's energy rating is A. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy ratings.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

The average energy rating is D

The average energy score is 50

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             | 97      | 97        |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Other third parties' certificates are not shown. Certificate ID: 6458-2055-5202-7664-4056

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