



Wheelhouse, 9 Raneleigh Barns, Langdon, Down Thomas PL9 0DY

Guide Price £525,000 - £550,000

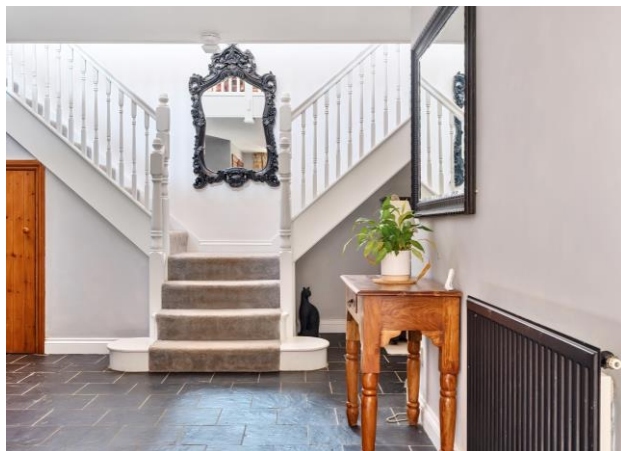


Description

Set in a stunning rural location between Staddiscombe and Wembury, Wheelhouse is an attached barn, converted in the early 1990s and enjoying an abundance of character features including a spectacular vaulted ceiling to the main reception room, exposed beams, lift latch doors and deep window sills to name a few. The accommodation is spacious and beautifully presented, and the property has the added benefit of a fantastic garden which is detached from the house but nevertheless is a great space for children and dogs to enjoy, for al fresco dining or for growing vegetables, all while taking in the glorious views.

Points of Note Include:

- Reverse level home with bedrooms on the ground floor and living areas on the first floor.
- An abundance of character features including deep window sills, exposed beams and lift-latch doors.
- Entrance Hall with slate tiled floor, an Airing Cupboard housing the Worcester gas-fired boiler and slatted shelves, a coats cupboard and a further under-stairs storage cupboard.
- Master Bedroom with En-Suite Shower Room which is fitted with a large shower cubicle with rainfall shower head and separate hand-held attachment, a low level WC, inset hand basin with mixer tap, drawers under and mirror over, fully tiled walls and floor, extractor and heated towel rail.
- Three further Bedrooms, two excellent-sized doubles and one large L-shaped single room.
- Family Bathroom with a freestanding bath with hand-held shower attachment, low level WC, pedestal hand basin, separate fully tiled shower cubicle, tiled floor and half tiled walls, heated towel rail and extractor.
- Useful Utility Room fitted with a butler sink and work surface providing space and plumbing for a washing machine and tumble dryer underneath, fitted shelving, splashback tiling, extractor and slate tiled floor.
- A grand staircase splits at a half-landing and rises on both sides to the spectacular Living/Dining Room which has a vaulted ceiling with exposed beams and feature cast iron wheel which is part of the original workings of the barn. The room benefits from a number of windows providing an abundance of natural light, in addition to stripped floorboards and a feature fireplace.



- The Kitchen/Breakfast Room is fitted with a range of wall and base units with granite work surfaces over and cupboards and drawers under incorporating twin butler sink with mixer tap, integral dishwasher, built-in Neff oven with five-ring gas hob and extractor over, fitted Aga (currently disconnected), space for an American-style fridge/freezer, splashback tiling and a matching island unit on wheels with work surface over and cupboards and drawers under.
- Useful Garage En-Bloc.
- The garden is across the driveway and accessed via steps which lead down to a large lawn area which has walled and fenced perimeters. The current owners have added a superb decking area with Summerhouse and attached storage shed; we are informed that the loadbearing capacity of the roof is sufficient for solar panels, enabling one to install power to this part of the property. The garden overall is an excellent size, enjoying beautiful views over woodland and fields towards the village of Wembury, and being mainly laid to lawn with mature trees including apple, pear, willow and palm, along with a vegetable patch which has excellent potential for substantial expansion.
- Free transport to local schools.

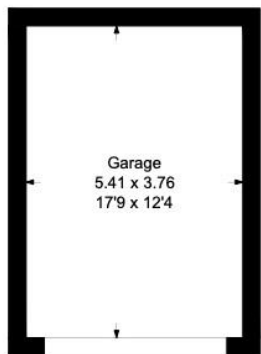
Management

The Management Company is owned by the residents of Raneleigh and the annual cost will be approximately £600 and covers the maintenance of the shared driveway, parking, external lighting and communal areas.

Material Information

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information web brochure. Alternatively, you can contact our team for this information.

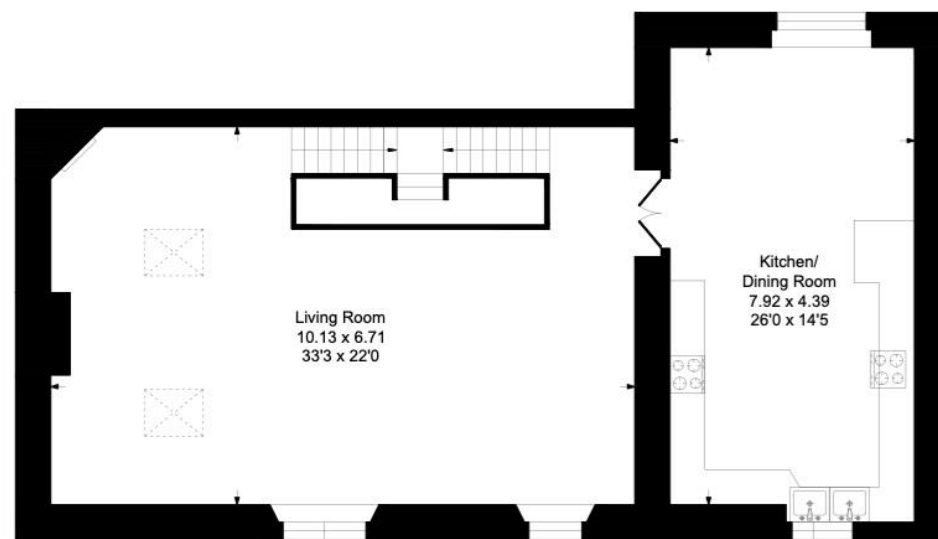




Garage



Ground Floor



First Floor

Approximate Gross Internal Floor Area = 216.9 sq m / 2336 sq ft
Garage Area = 20.3 sq m / 219 sq ft
Total Area = 237.3 sq m / 2555 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

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