



**Langmead, Kingston**  
Kingsbridge, Devon, TQ7 4PP

SOUTH HAMPS'  
LEADING  
ESTATE AGENT

**Marchand**  **Petit**  
ESTATE AGENTS









## Guide Price £595,000

### DESCRIPTION

A generous detached bungalow located in the heart of the sought after village of Kingston. This delightful village home offers bright, spacious and versatile accommodation of over 1,700 sq. ft. The layout includes 4 bedrooms, sitting room, dining room, study, kitchen/breakfast room, utility, bathroom and shower room. The grounds of Langmead wrap around the property, with established gardens of lawn and flower beds, a stream, off street parking and a double garage.

### ACCOMMODATION

An entrance porch opens to a spacious inner hall. To the left is the dining room with a front aspect window and finished with parquet flooring, doors lead off to the sitting room and kitchen. The generous sitting room has a triple aspect with garden views, a feature fireplace with an inset wood burner and sliding patio door leading out to the front garden. Off the sitting room is a charming home office with a rear aspect with garden views. The kitchen/breakfast room has a rear aspect with garden views, an array of matching base and wall units, electric hob and double oven. Off the kitchen is a spacious utility, with fitted units, sink, airing cupboard and door leading out to the garden.

Bedrooms 1 and 2 have dual aspects with fitted cupboards. Bedroom 4 has a side aspect with garden views, bedroom 4 has a front aspect. Completing the layout of accommodation is a bathroom and a shower room.

### OUTSIDE

Langmead is set in just over a third of an acre. Stone walls flank the entrance, with a drive providing off street parking, leading to a detached double garage, with power and light. To the front of the property are delightful lawns, flower beds and perimeter hedging and trees. The rear garden has a patio area, vegetable plot, further lawns and a greenhouse. A charming stream runs along the northwest boundary.

### KEY FEATURES

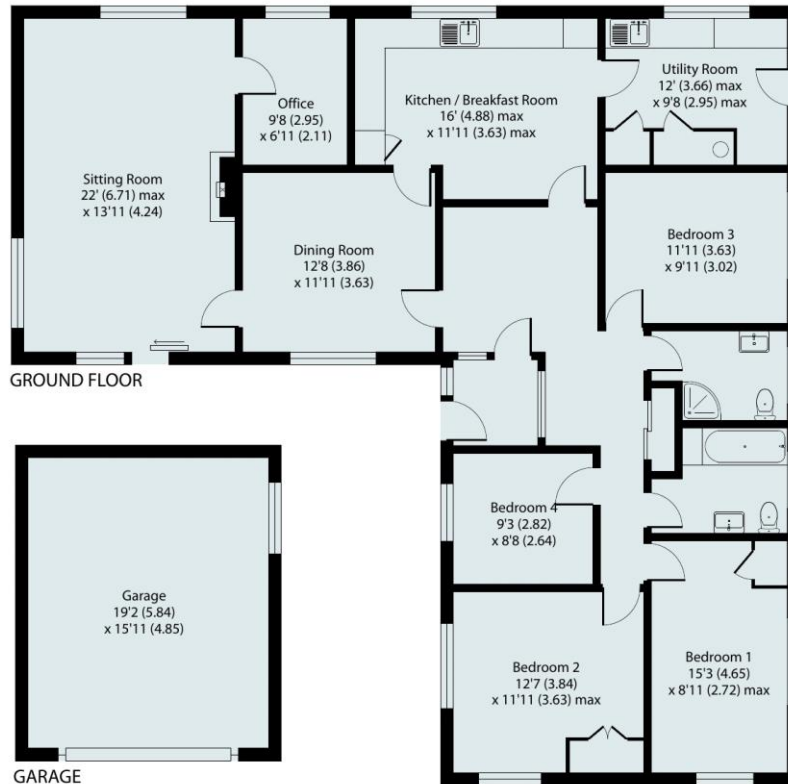
- Set in the heart of a sought-after village
- A substantial detached bungalow
- Over 1,700 sq ft of versatile accommodation
- 4 bedrooms
- A generous plot of delightful gardens
- Off street parking and double garage

BEDS 4 | BATHS 2 | RECEPTS 3 | EPC D | COUNCIL TAX BAND E | TENURE FREEHOLD

Marchand Petit, 4 Broad Street, Modbury, Devon, PL21 0PS Tel: 01548 831163  
modbury@marchandpetit.co.uk www.marchandpetit.co.uk



Approximate Area = 1716 sq ft / 159.4 sq m  
Garage = 304 sq ft / 28.2 sq m  
Total = 2020 sq ft / 187.6 sq m  
For identification only - Not to scale



GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Marchand Petit Ltd. REF: 1237562



## SERVICES

Mains electricity, mains water and mains drainage. Oil fired central heating.

## VIEWINGS

Strictly by appointment only through Marchand Petit (Modbury branch). Please contact the office for further information.

## LOCATION

Kingston is a peaceful and unspoilt South Hams village, which is made predominantly of pretty Devon cottages, many being thatched and which has a thriving community for all age groups. It has a well-known village inn, The Dolphin and a church. The village lies some three to four miles south of the Georgian town of Modbury, which is well provided with a range of local shops. For more comprehensive shopping centres Kingsbridge is to the southeast and Plymouth, which is within easy commuting distance, is to the northwest. The coast is within a mile at Wonwell Beach.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

## IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

**MONEY LAUNDERING REGULATIONS** - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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