



Raneleigh Farmhouse, Down Thomas
Plymouth, Devon, PL9 0DY

SOUTH HAMPS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS

Raneleigh Farmhouse, Down Thomas, Devon

An immaculately presented and substantial 5 bedroom detached former Georgian farmhouse in established private grounds on the edge of a delightful South Hams coastal village enjoying captivating views across rolling countryside.

GROUND FLOOR

Entrance Hall, Kitchen, Pantry/Laundry, Games Room, Sitting Room, Dining Room, Study, Porch

FIRST FLOOR

5 Bedrooms (Principal Ensuite), Family Bathroom, WC

OUTSIDE

Double Garage
Lawned Gardens
Driveway and Parking

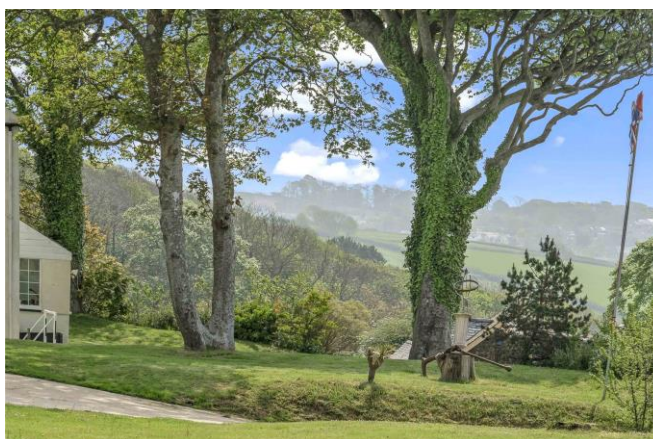
Mileage

Wembury 1.3 miles, Plymouth 4 miles, A38 7 miles
(distances approximate)

Newton Ferrers Office

01752 873311

newtonferrers@marchandpetit.co.uk







KEY FEATURES

3982 Sqft

Superb rural setting with excellent views

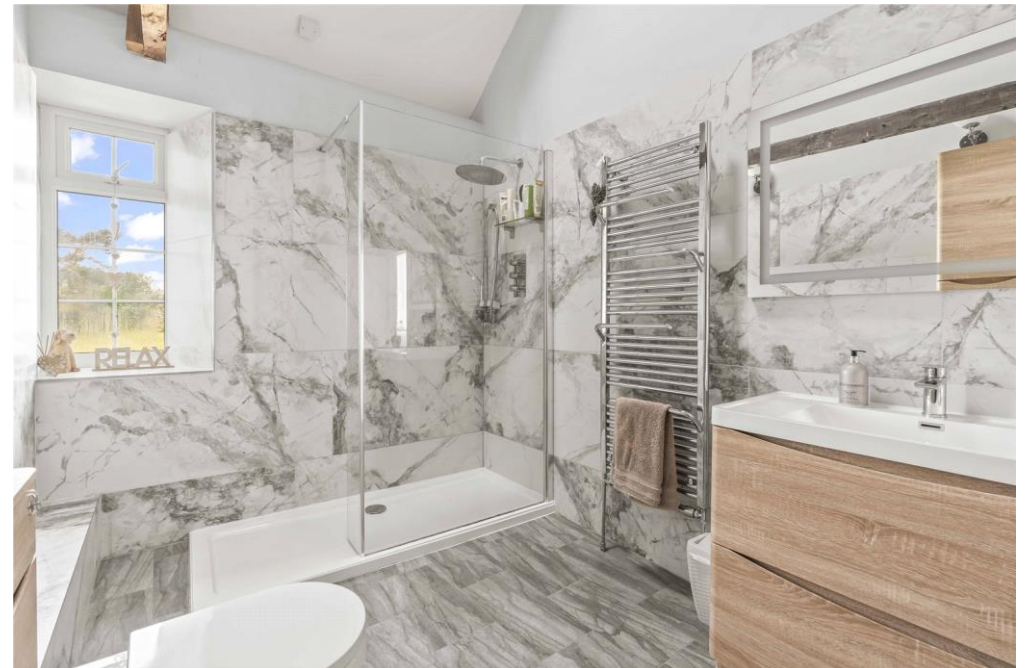
Farmhouse kitchen/breakfast room & large walk in pantry

5 bedrooms including a luxury master en-suite

Lawned grounds

Double garage & ample driveway parking

1.5 Miles to Wembury Beach





Raneleigh Farmhouse is set within a remarkable and yet convenient rural setting just on the edge of the pretty coastal village of Down Thomas which offers a local shop, post office and renowned pub/restaurant The Mussel Inn. Wembury Beach is a short distance from the property and the South West Coastal Path is within walking distance.

The property is approached over a long private drive providing access to the farmhouse and neighbouring barns. From here private electric gates lead into a large paved driveway offering ample parking and an extensive lawned garden which sweeps around the side of the house. In our client's ownership, the house has undergone much improvement with special care being taken to retain many original and period features throughout the property. The ground floor accommodation is impressively spacious and opens into a large reception hallway which continues into the recently fitted kitchen/breakfast room.

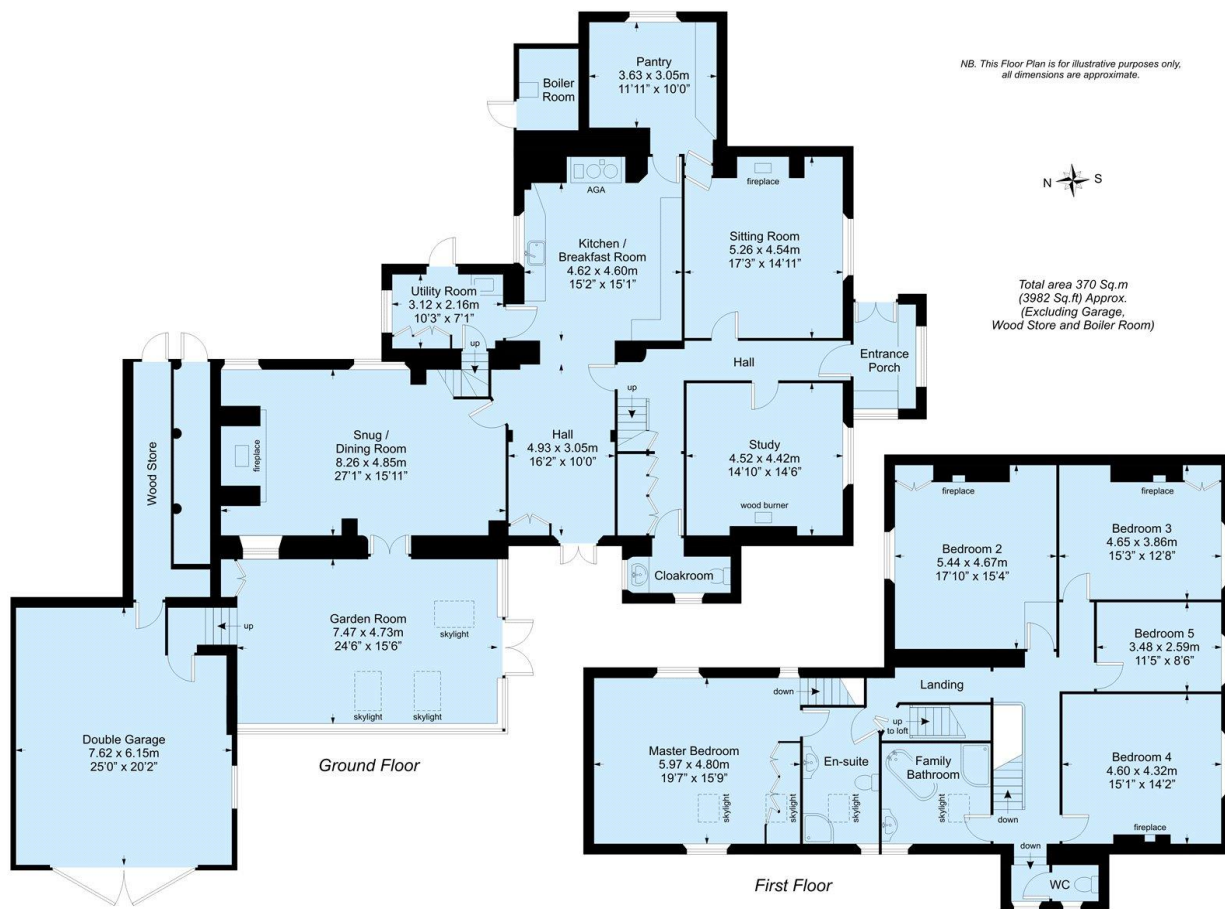
A superb traditional farmhouse style kitchen forms the hub of the house with electric AGA together with a large pantry/store room as well a separate utility room. The living space is again generous in proportion boasting three spacious reception rooms offering versatility for a number of purposes and a large garden/games room enjoying a fine aspect over the garden.

On the first floor there are five double bedrooms including a superb master suite with luxury en-suite, vaulted ceiling and staircase leading down to the kitchen. Also, on the first floor is a well-appointed family bathroom which has again been recently updated.

Outside the gardens are a particular feature of the property and have been thoughtfully landscaped extending to approximately a third of an acre and include extensive parking for several vehicles including a motor home or even perhaps a boat. Furthermore, there is a double garage and cottage style garden on the northern side of the house and coal shed.

South Hams District Council - Council Tax Band - F EPC - D
Services - Oil Fired Central Heating, Private Drainage, Mains Water and Electricity





LOCAL AUTHORITY South Hams District Council

COUNCIL TAX - Band F

FIXTURES AND FITTINGS

All items in the written text of these particulars are included in the sale. All other are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

TENURE

Freehold

VIEWINGS

Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311

DIRECTIONS

From Plymstock head east heading towards Down Thomas and continue on this road towards the Langdon Court Hotel. After Passing through Staddiscombe village continue towards Down Thomas where the entrance drive can be found to Raneleigh on the left.



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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