



The Barn

## The Barn, Down Thomas, Plymouth, PL9 0DY



Plymouth City Centre 5.6 miles, Plymouth Train Station 6.2 Miles, Exeter Airport 46.7 Miles

The Barn is an exceptional four/five-bedroom detached barn conversion. This unique property seamlessly blends traditional features with modern comforts, offering versatile accommodation, including a two bedroom self-contained annexe on one floor with its own private entrance.

- Detached Barn with Annexe
- 5 Bedrooms
- 2 Bathrooms, plus en-suite shower room
- 2 Kitchens
- Double height reception room
- Second reception with French doors
- Approx. 1 Acre
- Driveway parking with double garage
- Freehold
- Council Tax: Band G

### LOCATION

Located in the picturesque village of Down Thomas, within an area of outstanding natural beauty, The Barn offers easy access to a host of amenities and recreational activities. From coastal walks along the South West Coastal Path to surfing at Wembury Beach, there's something for everyone. Nearby facilities include a village pub, general store, post office, riding stables, and the Mount Batten Watersports and Activities Centre.

For education and shopping needs, Plymstock is just a short drive away, offering a range of amenities and secondary schooling options to complement the local primary school in Wembury. Discover the perfect blend of rural tranquillity and coastal living at The Barn, where timeless charm meets modern luxury.

### DESCRIPTION

Originally comprising the former cart house, hayloft, stable, and barn of Langdon Court, The Barn has been meticulously renovated to provide spacious living spaces suitable for a variety of lifestyles. Whether as a grand family residence or a lucrative holiday let, the property offers endless possibilities, subject to obtaining the necessary consents.

Nestled within just under an acre of grounds, The Barn underwent a comprehensive rebuild, marrying modern construction techniques with the enduring character of its original stone walls. Careful attention was paid to preserving its heritage, with reclaimed floors, exposed roof timbers, and a reed thatched roof exuding timeless elegance.

### ACCOMMODATION

Inside, the property starts with a bright entrance hallway that leads onto a fitted kitchen with breakfast area and then onto a

snug with lovely garden views. On the opposite side, there is a large reception with wonderful double-height ceilings, the third bedroom, and a shower room. Upstairs to the landing, the principal room has a walk-in wardrobe and an ensuite shower room. On the opposite side of the first floor is the third bedroom, which is currently being used as a home office.

The lower ground floor, which has its own private entrance but can also be accessed from the ground floor, presents self-contained two-bedroom accommodation, complete with a generous sitting room, kitchen/diner, shower room, and laundry room, with direct access to the double garage. This is the perfect set-up for multi-generational living or even a potential income stream.

### OUTSIDE

Outside, a private road leads from Langdon Court Hotel to The Barn and its neighbouring homes. Set within a generous plot, the property enjoys its own wooded copse and meticulously landscaped gardens, providing a serene retreat. Parking is available on the private driveway, leading to the large double garage.

### SERVICES

Mains Electricity and Water  
Private Drainage  
Heating: Oil & LPG  
Council Tax: Band G  
Mobile coverage O2 & Vodafone limited availability, WiFi calling available  
Broadband - BT & Sky

### DIRECTIONS

What3Words - ///hello.parrot.profitd

Guide Price £950,000

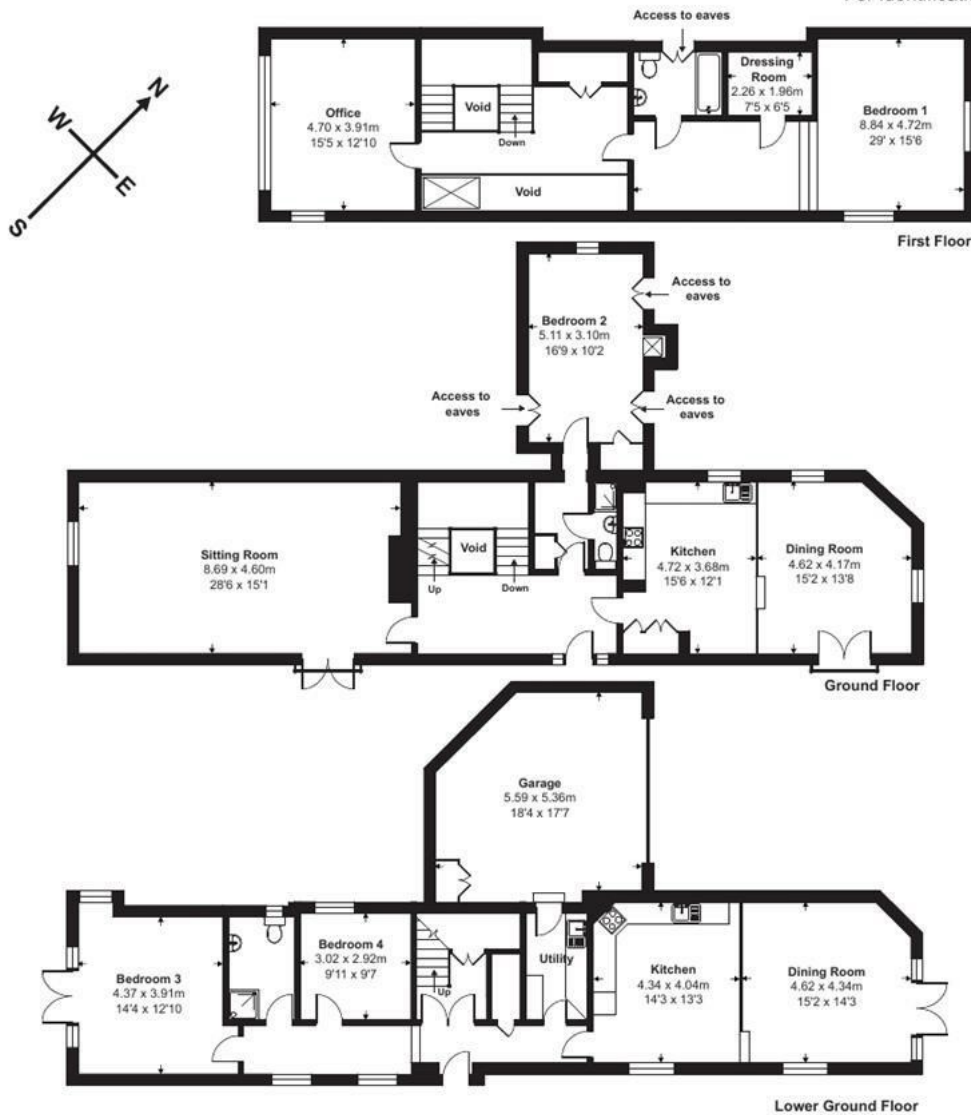


Approximate Area = 3190 sq ft / 296.3 sq m

Garage = 311 sq ft / 28.8 sq m

Total = 3501 sq ft / 325.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1125256

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-101)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		

England & Wales EPC Directive 2002/91/EC

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