









# Lower Langholm

Chillington, Kingsbridge, TQ7 2JY

- Spacious 4 bed family accommodation
- Built in 2024
- Immaculately presented throughout
- Open-plan kitchen/ dining/ living area
- Elevated position
- Well maintained lawns
- Ample parking and storage
- Excellent EPC Rating (A)
- Countryside views
- Versatile living arrangement
- Close to local amenities



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**Lower Langholm is a modern property that combines contemporary design with the charm of rural living. It offers a sophisticated lifestyle within a village community, featuring a harmonious blend of modern aesthetics and natural materials.**

The exterior of the property showcases a striking facade with crisp white render and warm wood cladding, complemented by dark grey tiled roofing and window frames. To the front of this charming home you will discover a well maintained lawn bordered by wooden fencing for privacy. A generous south west facing patio provides a private spot to enjoy countryside views. A gravel driveway leads to a detached garage, offering ample parking and storage. The rear features another paved patio, providing an alternative option for al fresco dining.

Inside, the ground floor boasts an open-plan kitchen, dining, and living area, illuminated by a skylight and large windows. The kitchen includes modern blue cabinetry, light solid surface countertops, and integrated AEG and Hisense appliances with AEG hob extractor. A utility room near the entrance provides space for laundry and storage. From the hallway, there is a separate WC which adds practicality. Bedroom 4, located down a few steps to the left of the entrance hall, features an en-suite bathroom, offering flexibility and a versatile living arrangement.

The first floor houses two additional bedrooms, each designed to maximise space and light. Bedroom 1 includes an en-suite bathroom, whilst Bedroom 3 is again a double bedroom. Bedroom 2, currently configured as an study/office, is a double bedroom on a mezzanine floor with an adjacent family bathroom. High-quality finishes, such as the oak style flooring and recessed lighting, add to the property's warm ambience.

Lower Langholm is situated in Chillington, offering access to local amenities within walking distance. The property's location near the South Devon countryside and coastal areas is ideal for outdoor enthusiasts, while the village community offers a welcoming environment for families and retirees.







SERVICES: Mains electric, supplemented by solar panels, water and drainage. Air source heating.

ADDITIONAL HEATING FEATURES: Triple glazing, Underfloor heating

COUNCIL TAX BAND: E

TENURE: Freehold

PARKING: Driveway and a double garage.

BROADBAND: Superfast Broadband (FTTC)

ENERGY PERFORMANCE RATING: A

DIRECTIONS: From Kingsbridge, continue along the A379 for approximately 4 miles, passing through the hamlet of West Charleton. Continue through the village of Chillington,. As you are about to leave the village, look for a turning on your left – Lower Langholm will be located down this lane on the left hand side.





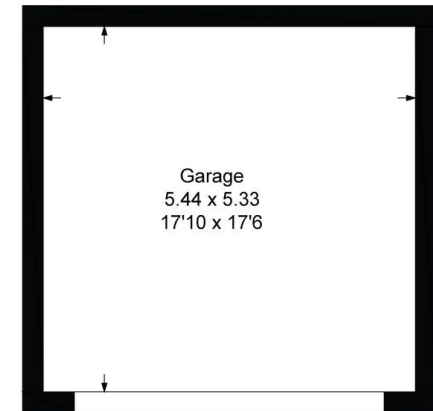


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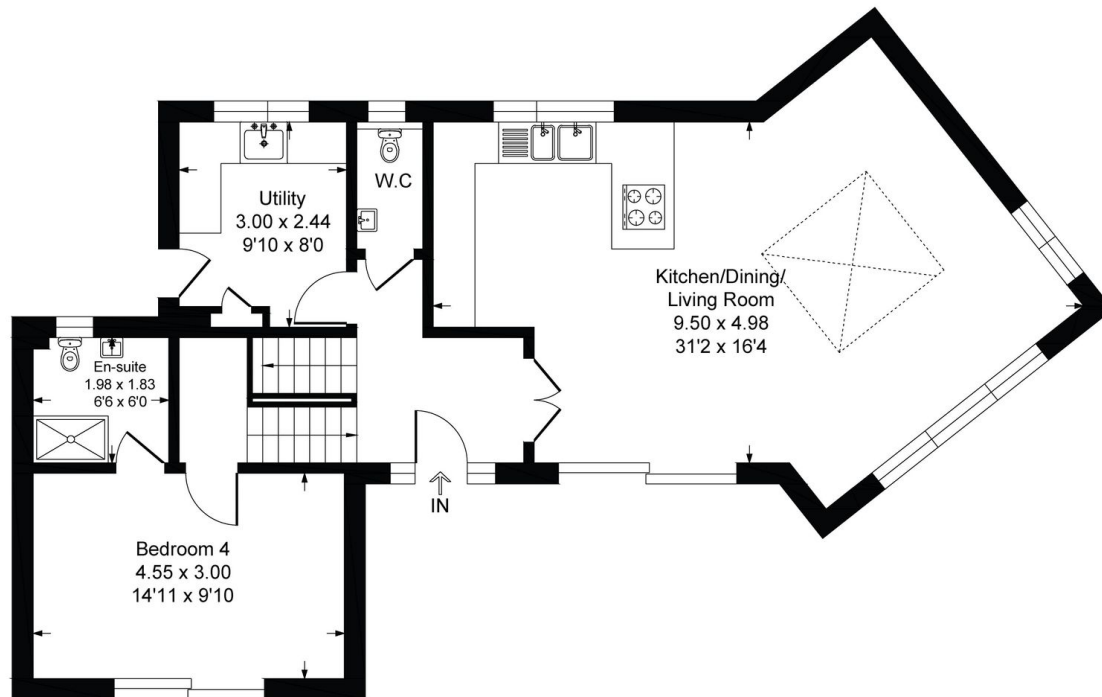
Approximate Gross Internal Floor Area = 140.0 sq m / 1508 sq ft

Garage Area = 28.9 sq m / 312 sq ft

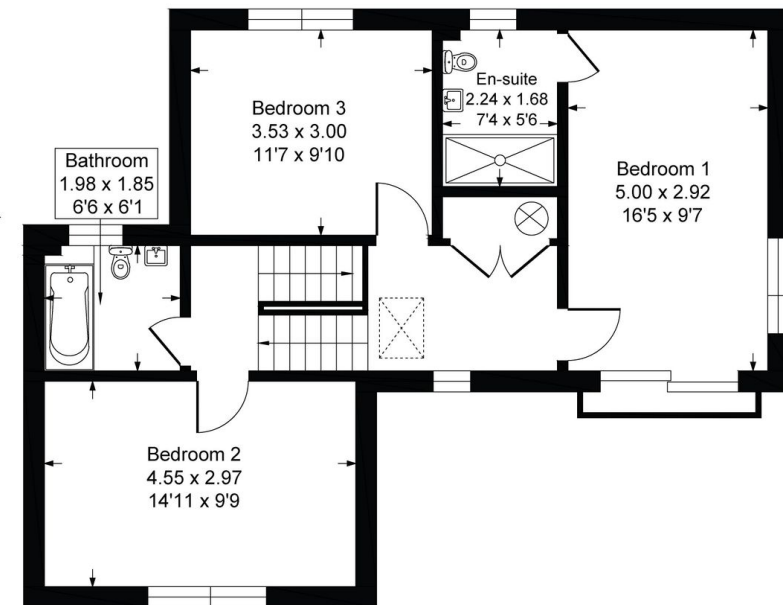
Total Area = 168.9 sq m / 1820 sq ft



Garage



Ground Floor



First Floor

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



