



## Langdon Court

Down Thomas, Plymouth, PL9 0DY

Price Guide £895,000

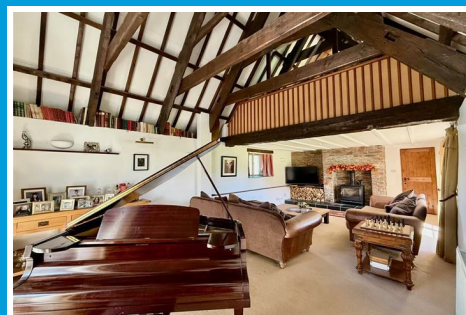
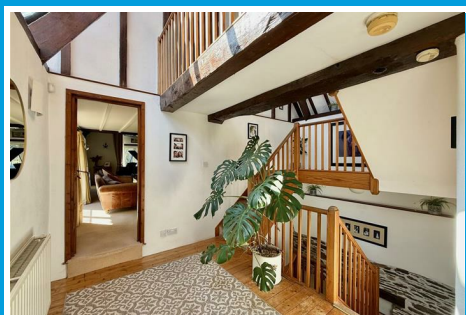




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## THE BARN, LANGDON COURT, PL9 0DY

### SUMMARY

The Barn is an exceptional barn conversion set within secluded grounds of approximately 1 acre in a wonderful tucked-away location next to Langdon Court, Down Thomas. The accommodation is extremely spacious & offers flexibility to be used as one large property or a family home plus a self-contained annexe. The accommodation is arranged over 3 storeys & briefly comprises a stunning entrance hall with vaulted ceiling & galleried landing, lounge, open-plan kitchen/breakfast/family room & a mezzanine room above the lounge which is currently used as a study but could be a 5th bedroom. In addition there are 4 further double bedrooms together with a ground floor wc/shower, family shower & an ensuite bathroom to bedroom one. There is also a utility room, integral double garage plus plentiful parking. The property oozes character & has a wonderful atmosphere. Viewing is highly recommended.

### ACCOMMODATION

Hard wood glazed front door opening into the entrance hall.

### ENTRANCE HALL

**17'6 x 15'1 into the stairs (5.33m x 4.60m into the stairs)**

A superb vaulted ceiling with exposed beams. Access to the entrance level accommodation. Staircase. Slate flagged floor. Over-head galleried first floor landing.

### LOUNGE

**29'6 x 15'3 (8.99m x 4.65m)**

A triple aspect room with feature vaulted ceiling with exposed beams. Stone-built fireplace with wood burning stove set onto a slate hearth. Lovely views over the grounds and countryside.

### KITCHEN/BREAKFAST/FAMILY ROOM

**29'1 x 15'6 (8.86m x 4.72m)**

Superbly-fitted with hand-crafted oak cabinets contrasted by polished granite work surfaces. Matching island with breakfast bar. Inset stainless-steel one-&a-half bowl sink with a work-top mounted mixer tap over. Built-in dishwasher. Space for American-style fridge-freezer. Range-style cooker with 7 gas burners plus 2 ovens and a grill. Slate flagged floor. Inset ceiling spotlights. 2 steps descending to the family area. The family area is triple aspect and has lovely views over the grounds and countryside. Ornamental brick-built fireplace. Feature beamed ceiling.

### DOWNSTAIRS CLOAKROOM/WC/SHOWER ROOM

**8'1 x 7'6 (2.46m x 2.29m)**

Cupboard. Coat hooks. Slate flagged floor. Doorway opening into the wc/shower room. Comprising an enclosed tiled shower fitted with an electric shower system, wall-mounted basin with a cupboard beneath and a wall-mounted mirror over and a wc with a concealed cistern and a push-button flush. Mirrored bathroom cabinet. Extractor. Partly-tiled walls. Doorway opening into bedroom two.

### BEDROOM TWO

**16'8 x 10'1 (5.08m x 3.07m)**

A dual aspect room with lovely views. Eaves storage cupboards. Built-in wardrobe fitted with a hanging rail.

### FIRST FLOOR LANDING

**18'7 x 7'4 max width (5.66m x 2.24m max width)**

A galleried first floor landing providing lovely views over the gardens and countryside towards Langdon Court. Storage cupboards. Doors providing access to the first floor accommodation.

### MEZZANINE

**15'6 x 12'10 (4.72m x 3.91m)**

A very versatile room which could be used as an additional bedroom if required or a study. Feature vaulted ceiling with exposed beams. Exposed floor boards. Window overlooking the gardens. Internal glazed window overlooking the lounge.

### BEDROOM ONE

**29' x 17'3 max width (8.84m x 5.26m max width)**

A stunning principal bedroom with feature vaulted ceiling and exposed beams. Dual aspect with fabulous views over the gardens and countryside towards Langdon Court. Split-level. Walk-in wardrobe with hanging rails and shelving.

### ENSUITE BATHROOM

**7'9 x 6'5 (2.36m x 1.96m)**

Comprising a bath with a mixer tap shower system over and a shower screen, basin set onto a granite plinth with storage beneath and a wc with a concealed cistern and a push-button flush. Mirror. Towel rail/radiator. Tiled floor. Fully-tiled walls. Extractor. Inset ceiling spotlights.

### LOWER HALLWAY

33'2 x 4'5 widening to 12'2 into the staircase (10.11m x 1.35m widening to 3.71m into the stairs)

Storage cupboard. Slate flagged floor. Windows overlooking the gardens. Doors providing access to the remaining accommodation. Doorway leading to outside.

### OPEN-PLAN KITCHEN/DINING/LIVING ROOM

30' x 14' (9.14m x 4.27m)

A split-level room with a lovely sitting area, which is dual aspect including glazed French doors leading onto the garden. Exposed beams. Feature exposed stonework. The kitchen/dining area is fitted with a range of cabinets, work surfaces and tiled splash-backs. Inset one-&-a-half bowl single drainer sink unit. Built-in oven and grill. Inset electric hob. Integral fridge. Ample space for table and chairs. Feature exposed stonework. Window overlooking the gardens. Tiled floor.

### BEDROOM THREE

14'4 x 14'3 (4.37m x 4.34m)

Dual aspect including glazed French doors with matching windows either side, opening onto the gardens. Feature exposed stonework. Exposed ceiling beams.

### BEDROOM FOUR

9'11 x 9'7 (3.02m x 2.92m)

Feature exposed stonework. Window.

### SHOWER ROOM

9'2 x 5'5 (2.79m x 1.65m)

Comprising a double-sized shower with an electric shower system, pedestal basin and wc. Chrome electric heated towel rail. Partly-tiled walls. Window.

### UTILITY ROOM

9'8 x 7'5 (2.95m x 2.26m)

Work surface. Inset stainless-steel single drainer sink with a tiled splash-back. Storage cupboard. Space for appliances. Further base and wall-mounted storage cupboards with a space for fridge or freezer beneath. Slate flagged floor. glazed door opening into the integral double garage.

### DOUBLE GARAGE

18'4 x 17'8 (5.59m x 5.38m)

Double-sized roller door to the front elevation. Work bench with a vice to the rear. Storage cupboard. Power and lighting.

### THE GROUNDS

The Barn is set within grounds of approximately 1 acre, the majority of which are laid to lawn together with an area of woodland and a variety of shrubs. There is plentiful off-road parking and fabulous countryside views.

### COUNCIL TAX

South Hams District Council  
Council tax band G

### SERVICES

The property is connected to mains electricity, mains water and LPG. There is a septic tank for drainage.





Road Map



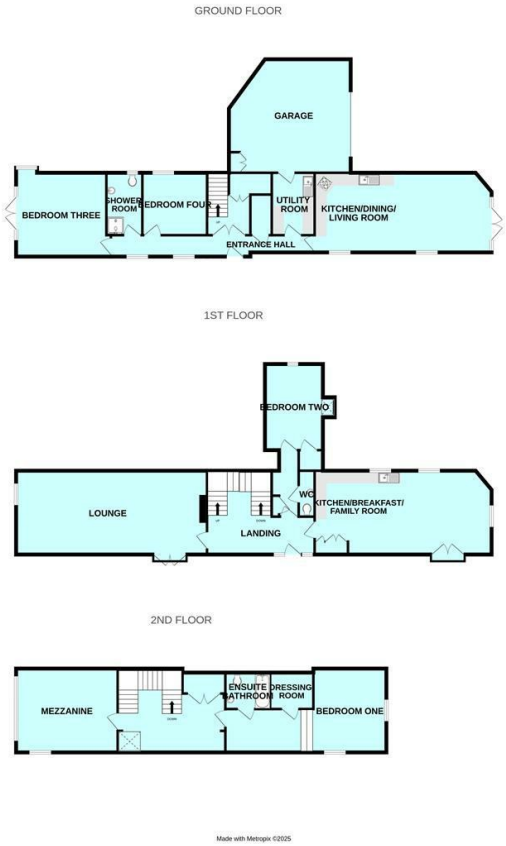
Hybrid Map



Terrain Map



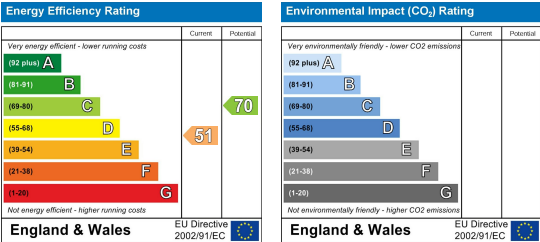
Floor Plan



Viewing

Please contact our Plymstock Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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