



Home Farm

Down Thomas, Plymouth, PL9 0DY

£3,000 Per Calendar Month



Set on the outskirts of Wembury, within the South Hams, is this stunning furnished barn conversion offering luxury accommodation, available from September 2026. The property is beautifully appointed throughout with accommodation comprising 3 large double bedrooms, all with ensuites and the master also enjoys a walk-in dressing room. There are 2 separate reception rooms alongside the fabulous kitchen/dining room. In addition there is a ground floor shower room and utility. There is underfloor heating throughout and double-glazing. The property is set within a beautiful well-maintained garden and there is parking to the front.



CIDER BARN, DOWN THOMAS, PL9 0DY

ACCOMMODATION

Access to the property is gained via the wooden double doors leading into the main lounge.

LOUNGE 17'1" x 19'7" (5.21 x 5.98)

A beautiful character room with an exposed stone wall. Feature fireplace with wood burner. Slate flooring. Underfloor heating. Deep sill double-glazed window to the front elevation. Inset ceiling spotlights. Opening leading into the sitting room.

SITTING ROOM 17'0" x 12'0" (5.20 x 3.68)

Slate flooring. Underfloor heating. Full-length double-glazed windows with fitted shutters to the front elevation. Double doors leading into the kitchen/dining room.

KITCHEN/DINING ROOM 22'11" x 16'11" incl kitchen units (6.99 x 5.17 incl kitchen units)

Series of bespoke matching eye-level and base units with wooden work surfaces. Inset single drainer sink unit. Free-standing electric range cooker. Fridge-freezer. Integrated dishwasher. Slate flooring. Underfloor heating. Triple aspect room with full-length double-glazed windows to the front, side and rear elevations. Opening leading into a rear lobby.

REAR LOBBY

Stairs rising to the first floor. Under-stairs storage cupboards. Slate flooring. Underfloor heating. Part double-glazed door leading to the side elevation. Door leading to the shower room.

SHOWER ROOM 7'1" x 4'8" (2.18 x 1.44)

Comprising a quadrant-style corner shower with a tiled area surround, shower unit and spray attachment, pedestal wash basin and a low level toilet. Wall-mounted electric heated towel rail/radiator. Underfloor heating.

UTILITY 8'2" x 7'10" (2.50 x 2.40)

Range of built-in storage cupboards. Work surfaces with inset sink unit. Space and plumbing for washing machine and tumble dryer, both of which are in situ. Cupboard housing the hot water cylinder.

FIRST FLOOR

GARDEN ROOM 25'11" x 10'2" (7.90 x 3.10)

Vaulted room with a timber ceiling and exposed stonework. Range of double-glazed windows, some of which are full-length, and a stable-style door providing a lovely outlook and access out onto the rear garden. Slate flooring. Opening leading into the passageway.

PASSAGEWAY

Providing access to the bedrooms.

BEDROOM ONE 19'7" x 17'1" (5.98 x 5.21)

A stunning master bedroom with a vaulted ceiling and range of exposed timbers. The room is dual aspect with deep sill windows with fitted blinds to both the front and rear elevations with an outlook over the rear garden and also across the local countryside and valley. Wall-mounted electric heater. Doorway opening to the dressing room.

DRESSING ROOM 6'3" x 4'5" (1.91 x 1.37)

Built-in shelf. Storage shelving. Light. Doorway leading to the ensuite bathroom.

ENSUITE BATHROOM 8'8" x 6'2" (2.66 x 1.90)

Traditionally styled suite comprising a bath with a shower screen, shower unit and spray attachment over, pedestal wash basin and low level toilet. Vertical towel rail/radiator. Underfloor heating.

BEDROOM TWO 17'3" x 15'10" (5.26 x 4.83)

A triple aspect room with deep sill double-glazed windows with fitted blinds to 3 elevations. Additional wall-mounted electric heater. Doorway leading into the ensuite shower room.

ENSUITE SHOWER ROOM 6'10" x 6'4" (2.09 x 1.94)

Traditionally-style suite comprising a quadrant style corner shower with a sliding shower screen, tiled area surround and a shower unit with a spray attachment, pedestal wash basin and a low level toilet. Vertical towel rail/radiator. Built-in extractor. Underfloor heating. Vaulted ceiling with exposed timbers. Deep sill window with fitted blinds to the front elevation.

BEDROOM THREE 13'7" x 10'2" (4.16 x 3.11)

Deep sill double-glazed window with fitted blinds to the front elevation providing a stunning view across the countryside and valley. Wall-mounted electric heater. Exposed stonework. Vaulted ceiling with exposed timbers. Doorway leading to the ensuite shower room.

ENSUITE SHOWER ROOM 6'11" x 6'4" (2.11 x 1.95)

Traditionally-style suite comprising a quadrant style shower with a sliding shower screen, tiled area surround and an electric shower unit with a spray attachment, pedestal wash basin and a low level toilet. Vertical towel rail/radiator. Underfloor heating.

OUTSIDE

To the front of the property is the parking area for a number of cars. There is side access where a gated sloped lawn area leads to the rear garden. There are attractive stone raised flower beds circling the lawn garden and the boundaries are stocked with a range of mature trees, bushes and flowering shrubs providing an attractive backdrop to the lawn. The garden itself backs onto local fields.

Rental holding deposit

The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

Area Map

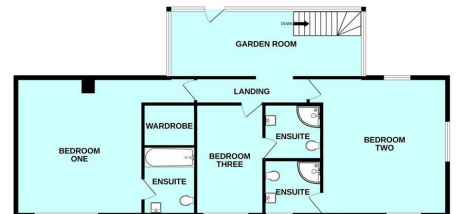


Floor Plans

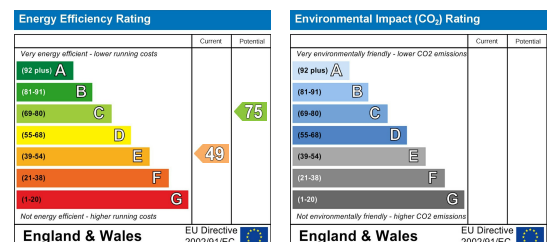
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.