



**DOWN HORN FARM, HORN LANE,
PLYMSTOCK, PLYMOUTH, PL9 9BR**



SALES

Price £1,475,000

Nestled in the very heart of Plymstock, Down Horn Farm is a distinguished Grade II listed former farmhouse, offering a rare opportunity to acquire a home of genuine character, history, and versatility. Set within its own private grounds, this remarkable property seamlessly blends period charm with flexible modern living.

Believed to date back to the 1600's, Down Horn Farm forms part of Plymstock's rich agricultural heritage, reflecting the area's origins as a rural farming community serving nearby Plymouth. The property retains many of its original features, with its historic fabric showcasing traditional craftsmanship and a sense of timeless permanence. Over the years, it has evolved from a working farmhouse into an impressive family residence, while still preserving its historic integrity and rural character.

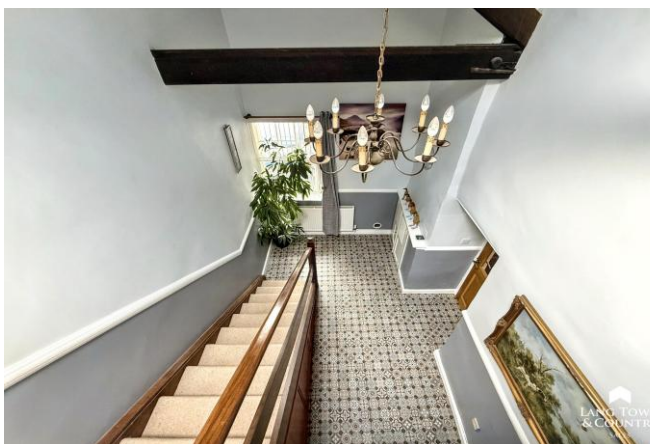




The main house offers extensive and adaptable accommodation, ideal for modern family life. On the ground floor, there are three well-proportioned reception rooms, each with its own distinct atmosphere—perfect for both formal entertaining and relaxed living. These are complemented by a utility room, boot room, and a convenient downstairs WC, alongside a cellar that adds further practical storage or potential. The property has a modern recently fitted kitchen has been remodelled by the current owners.

Upstairs, the first floor provides six bedrooms one of which is currently being used as a dressing room, offering generous and flexible sleeping arrangements, along with a family bathroom and a separate shower room, catering comfortably to larger households or visiting guests.

A particularly attractive feature of Down Horn Farm is the inclusion of a separate one-bedroom cottage, ideal for multi-generational living, guest accommodation, or potential rental income. In addition, a detached double garage providing excellent space for vehicles, storage, or those working from home.









LANG TOWN & COUNTRY SALES



LANG TOWN & COUNTRY SALES

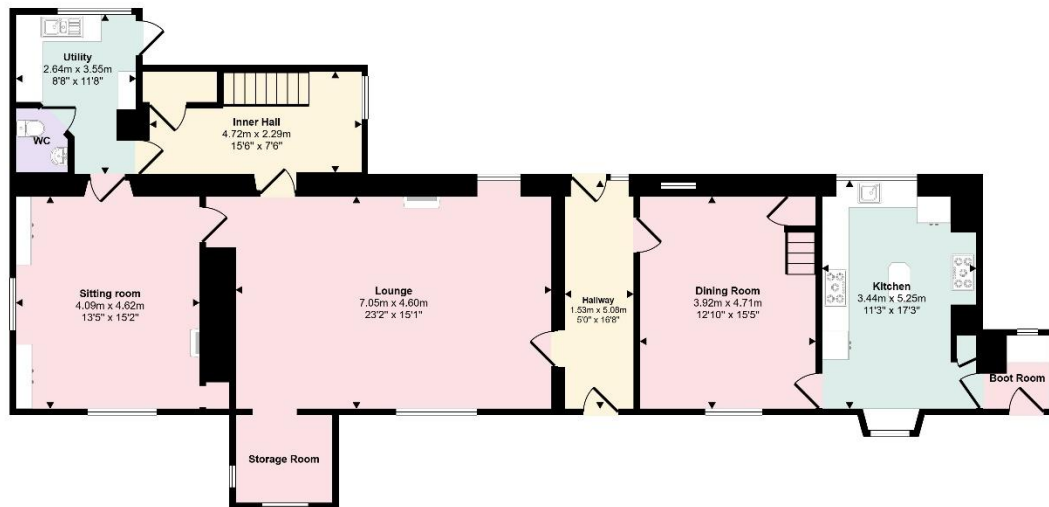


LANG TOWN & COUNTRY SALES



LANG TOWN & COUNTRY SALES

Approx Gross Internal Area
277 sq m / 2981 sq ft



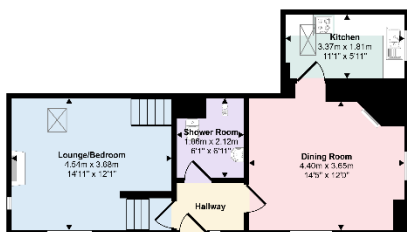
Ground Floor
Approx 136 sq m / 1462 sq ft



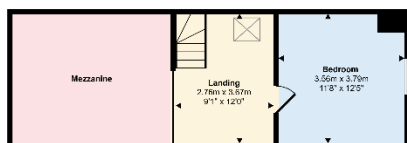
First Floor
Approx 141 sq m / 1519 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Approx Gross Internal Area
73 sq m / 788 sq ft



Ground Floor
Approx 49 sq m / 530 sq ft



First Floor
Approx 24 sq m / 256 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Lang Town & Country
6 The Broadway
Plymstock
Plymouth
PL9 7AU
Tel: 01752 456000
Email: plymstock@langtownandcountry.com
www.langtownandcountry.com