

# LUDD HOUSE

## STRODE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

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## Ludd House

Strode | Devon | PL21 0LY

## Mileages

Kingsbridge - 6 miles | Modbury - 2 miles

Plymouth - 11 miles

(All mileages are approximate)

## Accommodation

### Ground Floor

Dining room, Sitting Room, Kitchen/Breakfast Room, Living Room, Utility, Boot Room, Entrance Hall, WC

### First Floor

Four Bedrooms (one en-suite), Family Bathroom, Gallery

Landing

### Outside

Landscaped gardens and orchard, woodland, former arboretum, courtyard parking, pastureland of approximately 12 acres

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## Modbury Office

01548 831163 | [modbury@marchandpetit.co.uk](mailto:modbury@marchandpetit.co.uk)

4 Broad Street, Modbury, PL21 0PS

## Prime Waterfront & Country House

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94 Fore St, Kingsbridge, TQ7 1PP



## AT A GLANCE

Set amidst glorious rolling countryside in a secluded South Hams hamlet, Ludd House is an outstanding period home of considerable character and distinction, enjoying beautifully landscaped gardens, woodland, pasture and brook frontage extending to almost 12 acres.

## THE PROPERTY

Originally dating from the 1830s, the property is believed to have formed part of the neighbouring manor estate, serving historically as the gardener's cottage and coach house, with later Victorian additions enhancing its architectural character. Today, following an exacting and comprehensive renovation, Ludd House presents as an elegant and highly individual country home, where timeless period features have been seamlessly combined with contemporary design and exceptional sustainability credentials.

The house has been meticulously restored over recent years with immense care and attention to detail. Natural materials and traditional craftsmanship sit effortlessly alongside modern comforts, with exposed stonework, original fireplaces, vaulted ceilings and timber beams complemented by bespoke joinery, limestone and engineered oak flooring, underfloor heating and carefully considered glazing throughout.

A striking glazed entrance garden room immediately establishes the tone of the house; light-filled, calm and deeply connected to the surrounding landscape. Beyond lies the principal reception space, an impressive open-plan kitchen, dining and living room of remarkable scale and atmosphere. Vaulted ceilings and exposed trusses create architectural drama, while expansive glazing draws in natural light and frames views across the gardens. At its centre, a substantial wood-burning stove lends warmth and intimacy to the space. The bespoke kitchen has been beautifully appointed with quartz work surfaces, extensive cabinetry and a generous central island designed for both informal family living and entertaining on a larger scale. An adjoining utility and plant room provide excellent practicality and storage.

## ACCOMMODATION

The accommodation offers an unusual degree of versatility. A self-contained annexe suite, complete with independent access, living space, kitchenette and luxurious shower room, provides ideal ancillary accommodation for guests, multi-generational living or home working. Elsewhere, a mezzanine study overlooks the principal reception room, while four elegant double bedrooms are arranged across the upper floors, including a superb principal suite enjoying dual-aspect views across the surrounding countryside.

The interiors retain a wonderfully organic quality, with gentle level changes, hidden corners and original architectural details combining to create a home of genuine warmth and authenticity.





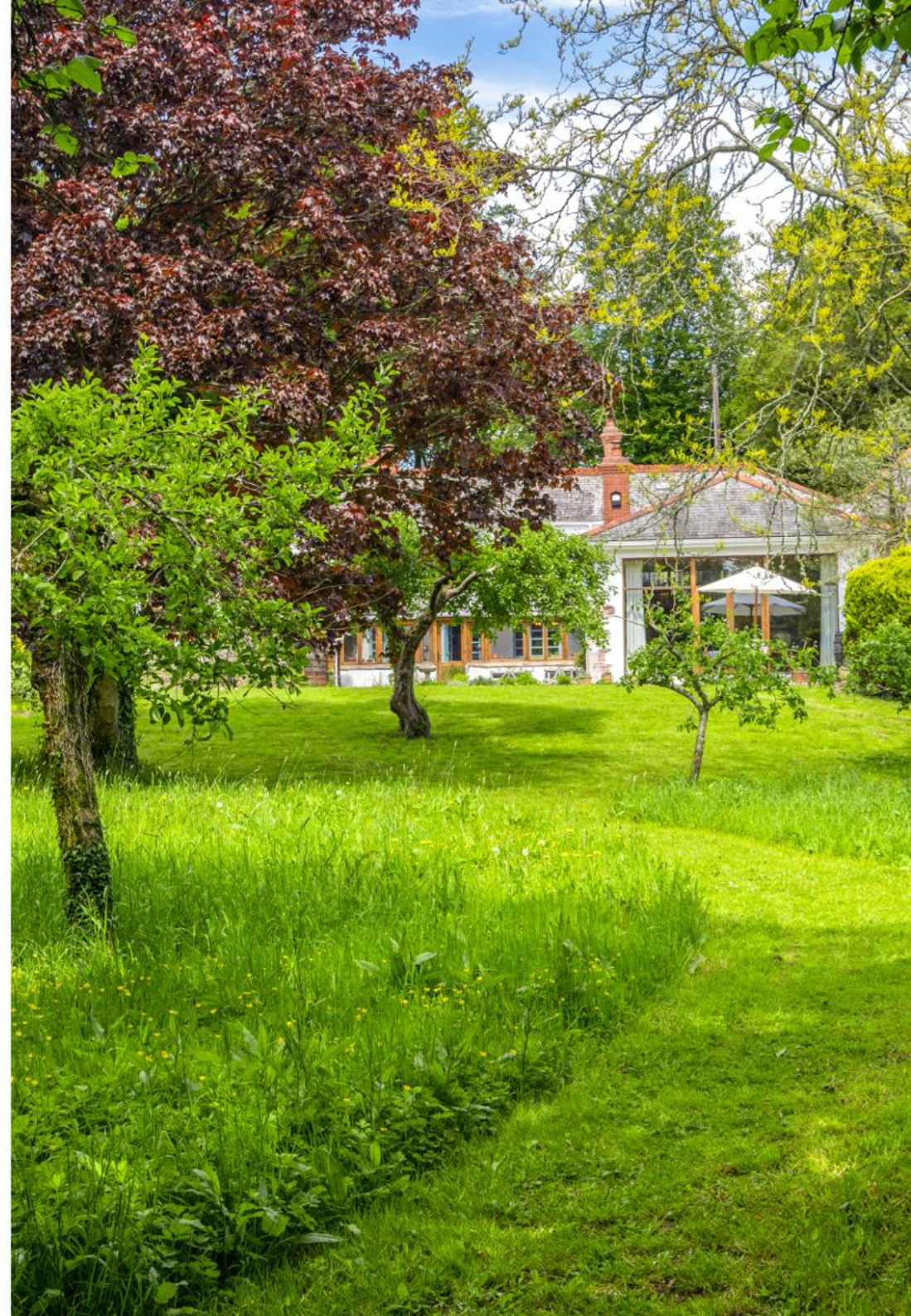


## OUTSIDE

The gardens and grounds are exceptional. Mature cottage planting, orchard gardens and sweeping lawns give way to areas of woodland, wildflower habitat and open pasture, all threaded together by the gentle flow of Lud Brook. The former Victorian arboretum provides a magical wooded backdrop rich in wildlife and seasonal colour, creating a setting of remarkable peace and natural beauty.

The land extends to approximately 12 acres in total, including a separate paddock accessed independently via a five-bar gate, offering considerable amenity appeal and potential for a variety of uses, subject to any necessary consents.

Ludd House also benefits from an impressive range of renewable technologies, including 47 privately owned photovoltaic panels with battery storage, a hydro-source heat pump and EV charging facilities, contributing towards a highly efficient and near self-sufficient lifestyle.



# Property Details

<b>Services:</b>	Mains Electricity and Water (supplemented by private). Private drainage, Hydro-source heatpump. PV Panels with battery.
<b>EPC Rating:</b>	Current - B   Potential - A
<b>Council Tax:</b>	Band G
<b>Tenure:</b>	Freehold
<b>Authority</b>	South Hams District Council

## Location

Ludd House occupies a discreet and highly private position within the charming hamlet of Strode, close to the thriving village of Ermington in the South Hams. The surrounding area is renowned for its outstanding natural beauty, with Dartmoor National Park and the South Devon coastline both within easy reach.

Ermington provides an excellent range of day-to-day amenities including a village shop, public house, café, parish church and highly regarded primary school, while the nearby towns of Modbury, Ivybridge and Yealmpton offer a wider selection of facilities. Communications are excellent, with the A38 providing swift access to Plymouth and Exeter, and mainline rail services available from Ivybridge to London Paddington.

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

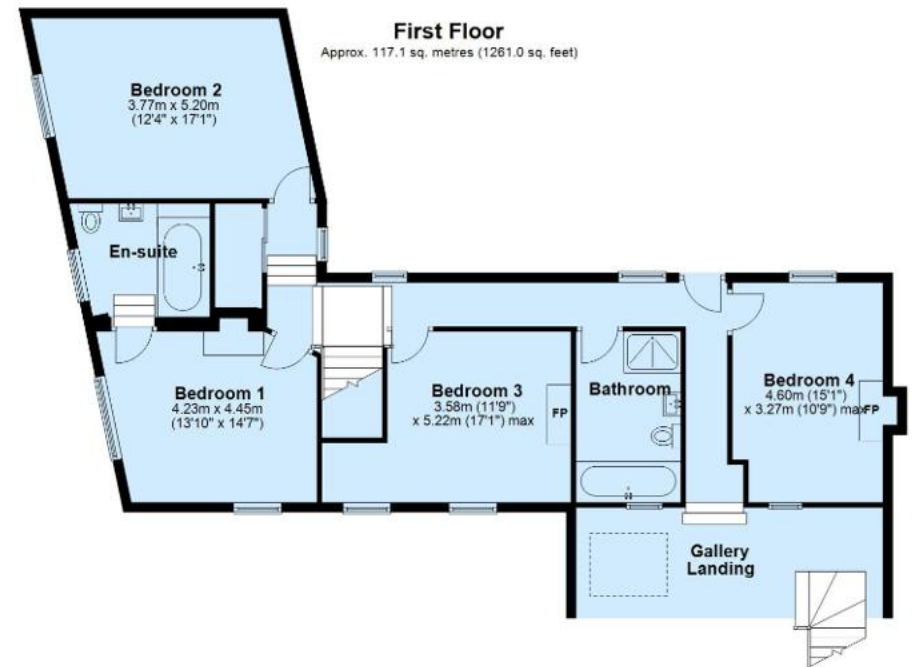
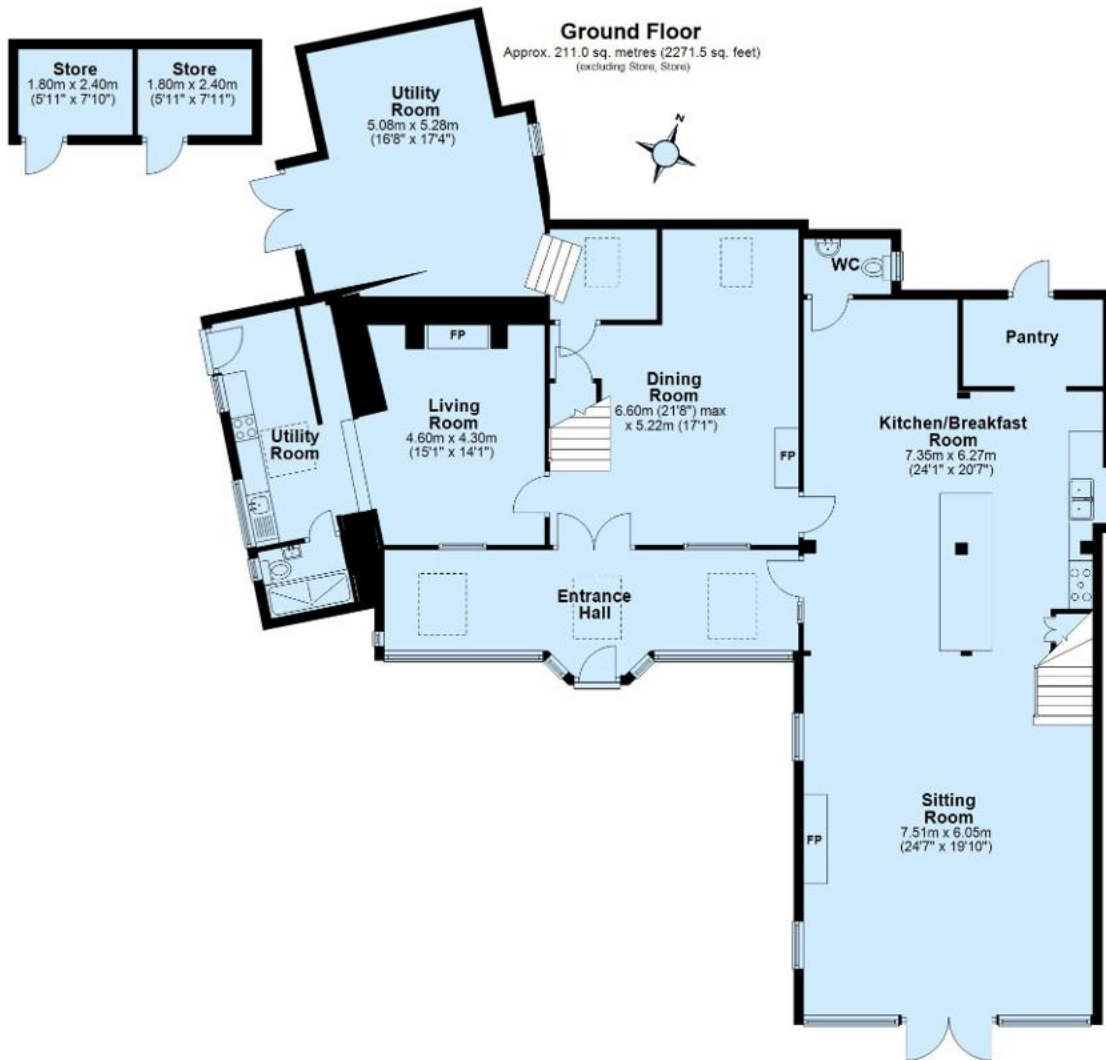
## Directions

From Modbury, proceed west along the A379 towards Yealmpton before turning onto the B3213 signposted for Ermington and Ivybridge. Continue through Ermington village and follow the road towards Strode. After approximately 1 mile, continue into the hamlet, where Ludd House will be found in a tucked away position set back from the lane.

## Viewing

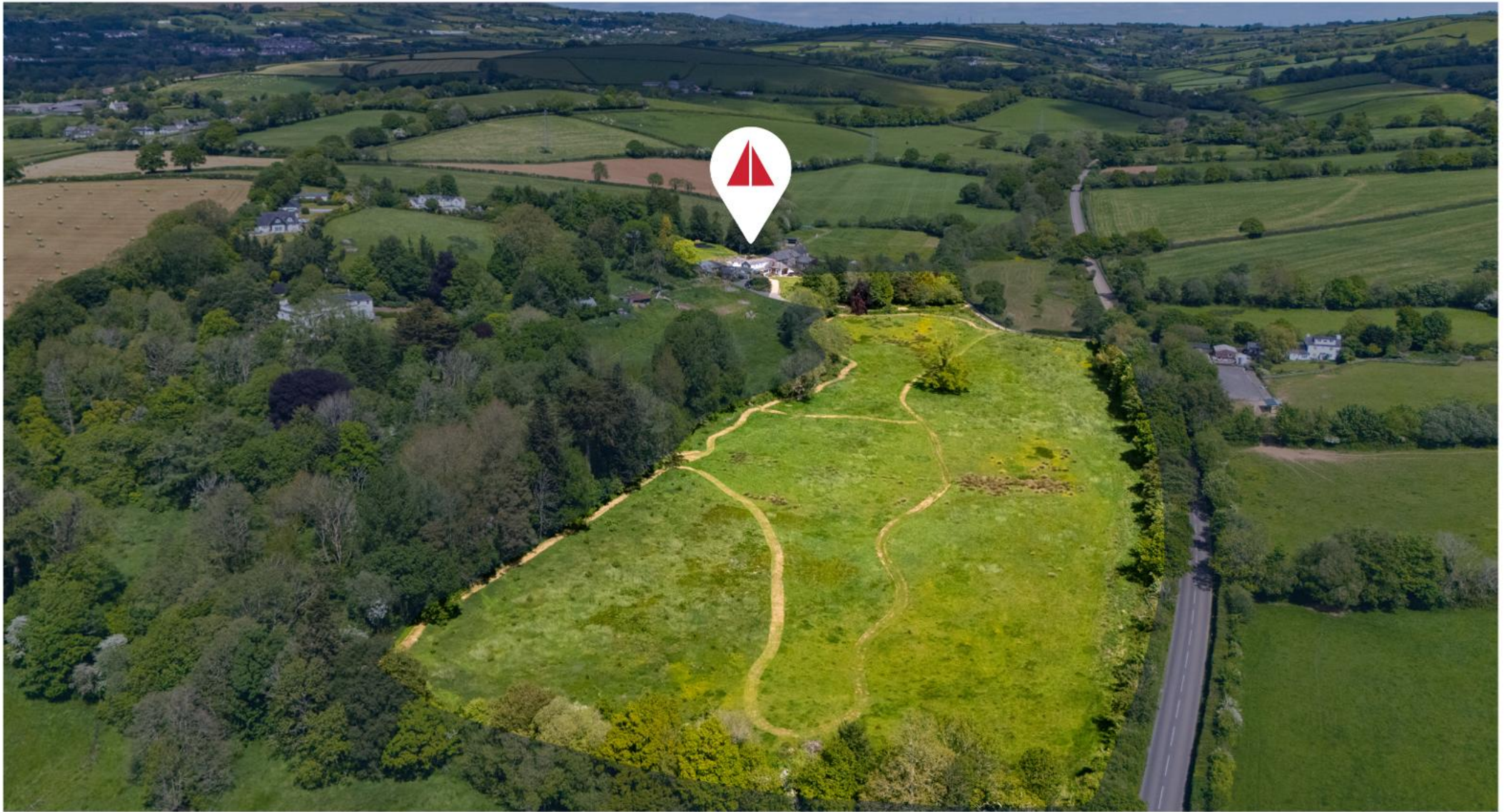
Strictly by appointment with the sole agents, Marchand Petit, Modbury Office.  
Tel: 01548 831163





IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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