



## Yolland Barn, 5 Raneleigh Barns

Down Thomas, Plymouth, PL9 0DY

£425,000



Superbly-situated & beautifully-presented converted barn nestled in this stunning location within the South Hams countryside, being close to the village of Down Thomas and the coastal walks at Wembury Point. The accommodation briefly comprises a spacious entrance hall, generous open-plan kitchen/dining/family room leading to a separate lounge with hard wood flooring and countryside views. Also on the ground floor is a shower room/utility and, on the first floor, 3 double bedrooms, additional first floor wc and master ensuite bathroom. There are lovely gardens, a single garage situated in a nearby bloc, ample parking, double-glazing & calor gas central heating.



## YOLLAND BARN, DOWN THOMAS, PL9 0DY

### SITUATION

Yolland Barn is one of 14 high quality properties which have been converted from 'show' barns in the early 1990s. The development is approached via a private road and is situated within the former grounds of the historic Langdon Court, which was mentioned in the Domesday Book and with many notable owners including the Marquis of Exeter and subsequently Catherine Parr in 1564. The barn itself has attractive stone elevations beneath a slated roof and is superbly presented with much character. The development is conveniently located close to local amenities in both Wembury, Down Thomas and Plymstock, and Plymouth city centre is only six miles away. The scenic South West coast path is only a mile away and has been designated as a site of special scientific interest being part of the Wembury conservation area acquired by The National Trust.

### ACCOMMODATION

Front door opening into the entrance hall.

#### ENTRANCE HALL 14' x 9'5 (4.27m x 2.87m)

Doors providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs storage cupboard. Tiled floor.

#### OPEN-PLAN KITCHEN/DINING/FAMILY ROOM 21'11 x 12'7 (6.68m x 3.84m)

A superb room overlooking the gardens with ample space for dining and seating. Range of built-in kitchen cabinets with matching fascias, work surfaces and tiled splash-backs. Ceramic one-&-a-half bowl single drainer sink unit with mixer tap. Built-in double oven and grill. 4 burner gas hob with a cooker hood above. Space for free-standing fridge-freezer. Matching larder cupboard. Tiled floor throughout. Feature timber lintels. Open-plan access through into the living room.

#### LIVING ROOM 21'11 x 9'8 (6.68m x 2.95m)

A superb living room with 3 windows providing countryside views. 2 feature alcoves with exposed timber. Cupboard housing the consumer unit. Hard wood flooring throughout.

#### DOWNSTAIRS SHOWER ROOM/UTILITY 8'7 x 7'5 (2.62m x 2.26m)

Comprising an enclosed tiled shower with a curved glass screen, basin and a wc with a push button flush set into a cabinet providing storage and concealing the cistern. Partly-tiled walls. The utility space has a range of base and wall-mounted cabinets together with work surface with space beneath for washing machine and tumble dryer. Tiled floor. Feature wall-mounted radiator.

#### FIRST FLOOR LANDING 7'6 x 2'11 (2.29m x 0.89m)

Providing access to the first floor accommodation. Loft hatch.

#### BEDROOM TWO 11'11 x 9'3 (3.63m x 2.82m)

Window overlooking the garden.

#### BEDROOM THREE 9'3 x 7'1 (2.82m x 2.16m)

Window overlooking the garden. Over-stairs storage cupboard.

#### FIRST FLOOR CLOAKROOM/WC 7'6 x 2'11 (2.29m x 0.89m)

Comprising a wc and a basin with a tiled splash-back and a cabinet beneath. Mirror above the basin. Tiled floor.

#### BEDROOM ONE 14'10 x 12'9 max dimensions (4.52m x 3.89m max dimensions)

A superb master bedroom with feature exposed roof timbers. Split-level access from the landing. Velux-style skylight window with fantastic countryside views. Doorway opening into the ensuite bathroom.

#### ENSUITE BATHROOM 6'9 x 6'1 (2.06m x 1.85m)

Comprising a double-ended bath with centrally-positioned taps plus additional rinsing attachment, wc and pedestal basin. Fully-tiled walls. Velux-style style skylight.

### GARAGE

A single garage with an up-&-over door to the front elevation situated in a nearby bloc.

### OUTSIDE

Natural stone steps provide access to the landscaped gardens with areas laid to decking and lawn together with an area laid to chippings. At the top of the garden there is a raised decking area providing countryside views.

### COUNCIL TAX

South Hams District Council  
Council tax band E

### AGENT'S NOTE

The property is on mains electricity, mains water and has gas tanks in the car park supplied by Calor Gas. There is a collective septic tank.

There is a management fee of approximately £600 per year which covers the cost of the maintenance of the private road, communal green spaces and periodic emptying of the septic tank.

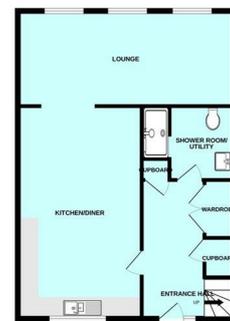
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

## Area Map

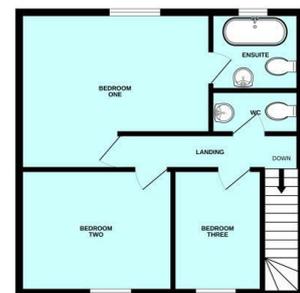


## Floor Plans

GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph

