LAUNDRY COTTAGE

LANGDON



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Laundry Cottage | Langdon | Down Thomas | Plymouth | Devon | PL9 0DY

A secluded period home near Wembury Beach, set within approximately 2.39 acres of landscaped gardens and paddock. Five bedrooms, generous living spaces, a double garage and versatile outbuildings offer exceptional flexibility for modern family life.

Mileages

Wembury Beach (National Trust) 0.9 miles | Local Pub / Restaurant / Shop 1.0 miles | Plymouth City Centre and Waterfront 5.9 miles | A38 7 miles (All mileages are approximate)

Accommodation

Ground Floor

Kitchen / Breakfast Room, Utility Room, WC, Office, Sitting Room, Snug, Cinema Room, Bedroom with Ensuite

First Floor

Bedroom with Ensuite and Walk-in Wardrobe, Three Further Bedrooms, Family Bathroom

Outside

Double Garage, Two Driveways, Approximately 2.39 Acres, Patio, Woodland, Two Gardens, Orchard & Paddock, Outbuildings including a Greenhouse, Treehouse with Balcony, Mini Barn, Former Stables Now a Gym, Study and Store Room

Newton Ferrers Office

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The Green, Parsonage Road, Newton Ferrers, PL8 1AT

Laundry Cottage is approached along a private drive, which opens onto a generous parking area beside the house and detached garage. From here, the scale of the property gradually reveals itself: a stone-built period home with later additions that sit comfortably alongside the original cottage, all surrounded by mature planting and open countryside.

The house is understood to have once served as the laundry for nearby Langdon Court. Its oldest parts are believed to date from the 17th century, while a substantial two-storey addition has created the spacious and adaptable home seen today. The result is a house with several ways to live in it. There are rooms for company and rooms to withdraw to, space for work and entertain, and a natural connection with the gardens throughout the ground floor.

The main sitting room is generous in scale, with oak flooring, a window seat and a fireplace with a wood-burning stove. An opening leads into the double-height hall, where the second staircase rises towards the galleried landing. The snug has a very different feel. Smaller and more intimate, with its own stove and garden outlook, it is a place to settle in for the evening. The separate cinema room offers another generous sitting space, with doors opening outside. Together, these rooms give the household the freedom to spend time together or pursue different things without feeling separated from one another.

At the other end of the house, the kitchen and breakfast room is large enough to accommodate everyday family meals and more leisurely gatherings. Handmade cabinetry, granite work surfaces, a butler sink and an AGA give the room its established country-house character. There is ample worktop and storage space, as well as room for a substantial table. The adjoining spacious utility room and ground-floor WC are conveniently placed, while doors from the rear hall make it easy to move between the kitchen and garden.



The office is another particularly useful room. It has a wood-burning stove, fitted shelving and windows looking towards the garden, equally it could be used as a formal dining room. Its position and atmosphere would make it a lovely place for longer meals with family and friends.

There is also a separate ground-floor bedroom with an en-suite shower room. This is a valuable part of the layout, providing accommodation for guests or anyone who would prefer a bedroom on the ground floor, without giving up the office or the choice of reception rooms. This wing of the house could equally lend itself to creating self-contained accommodation if required.

The First Floor

Two staircases serve the first floor and contribute to the house's flexible layout. The principal bedroom is an especially spacious room, with window seats and a walk-in dressing room fitted with extensive storage. Its en-suite bathroom has both a bath and a separate shower, giving the suite the comfort and privacy expected of the principal accommodation.

Three further bedrooms occupy the first floor, one of them a smaller single room. A family bathroom, again arranged with both a bath and separate shower, serves these bedrooms.

Gardens and Grounds

The gardens deserve as much attention as the house. They have been developed into a series of places with their own purpose and outlook: rose gardens and established borders, open lawn, productive growing space and terraces for sitting and dining. Mature trees and hedges bring privacy, while the countryside remains present beyond them.





Close to the house, paved areas provide convenient places to step outside with a coffee or eat together in warmer weather. Elsewhere, a larger dining terrace and quieter seating spots draw you farther into the garden. This is a garden that rewards time spent in it, whether tending the planting, growing food or simply choosing a different place to sit as the day goes on.

The kitchen garden area, greenhouse and an espaliered fruit trees add a productive dimension to the grounds. There is room for play too: an in-ground trampoline and a small, single-hoop basketball practice area sit within the wider garden. Their position allows the outdoor space to work for different generations. Beyond the gardens is an adjoining fenced paddock.

The detached double garage sits beside the parking area, while a further outbuilding formally the stables building is now arranged as a gym, study and store.

The Setting

Langdon is a small historic hamlet between Down Thomas and Wembury. Laundry Cottage feels sheltered and rural, yet the coast is an easy part of daily life. Wembury Beach, with its rock pools, National Trust car park and Old Mill Café, is approximately a mile away. The South West Coast Path follows this stretch of coastline, with views across the water to the Mewstone.

Down Thomas village, with The Mussel Inn at its heart, is approximately a mile from Laundry Cottage. Wembury village is around 1¼ miles away. For a wider choice of everyday shops, The Broadway in Plymstock is around 3 miles away, while Plymouth railway station is approximately 6 miles away. All distances are approximate.



Laundry Cottage combines the space of a substantial family house with the character of its older origins. Its varied living rooms, five-bedroom layout and gardens give it room to accommodate different stages of life, all within a secluded countryside setting remarkably close to the sea.


















concept 2





Property Details

Services:	Mains water, electricity. Private drainage. Oil-fired central heating. Underfloor heating in several rooms in the property. Solar panels.
EPC Rating:	Current: D - 57, Potential: C - 74, Rating: D
Council Tax:	Band G
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE, Tel: 01803 861234

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 the A379 at The Elburton Hotel roundabout, take the road onto Springfield Road and follow it to the traffic lights before turning left onto Reservoir Road. Follow the road down onto Wembury Road then turn right onto Staddiscombe Road. After 0.5 miles, turn right keeping on Staddiscombe Road and carry on to Bovisand Road for 1.5 miles before turning left down the driveway to Laundry Cottage. There is a second driveway available less than 100 yards down the road.

Viewing

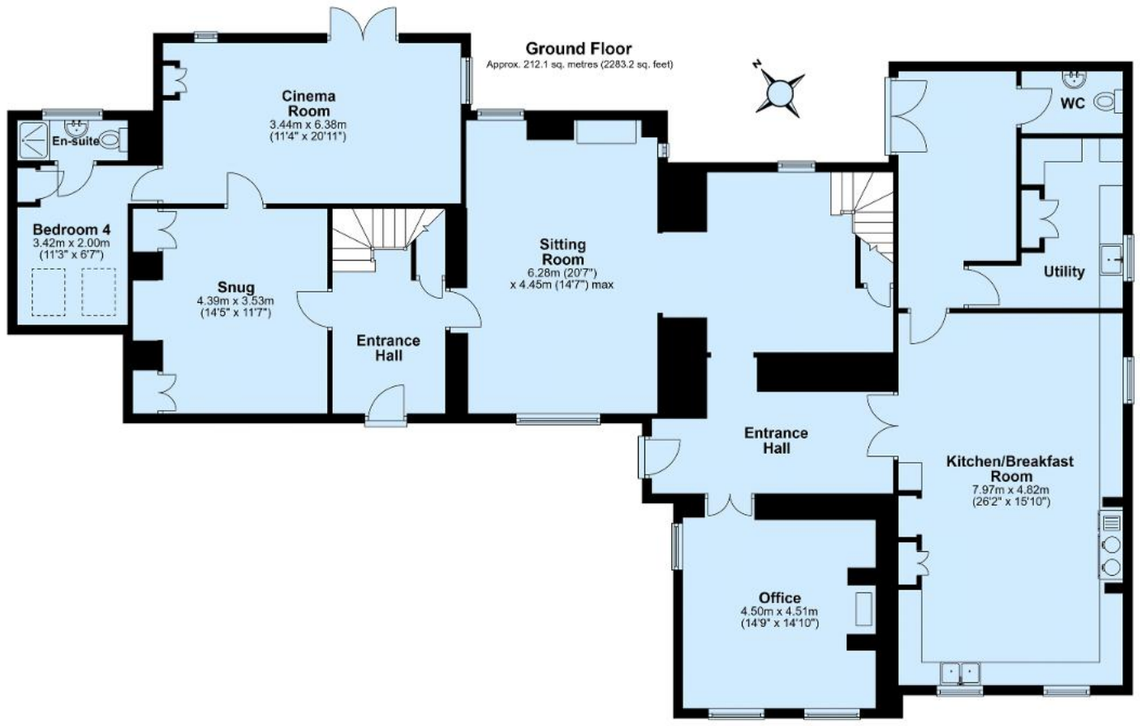
Strictly by appointment with the agent, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311.

Key Features

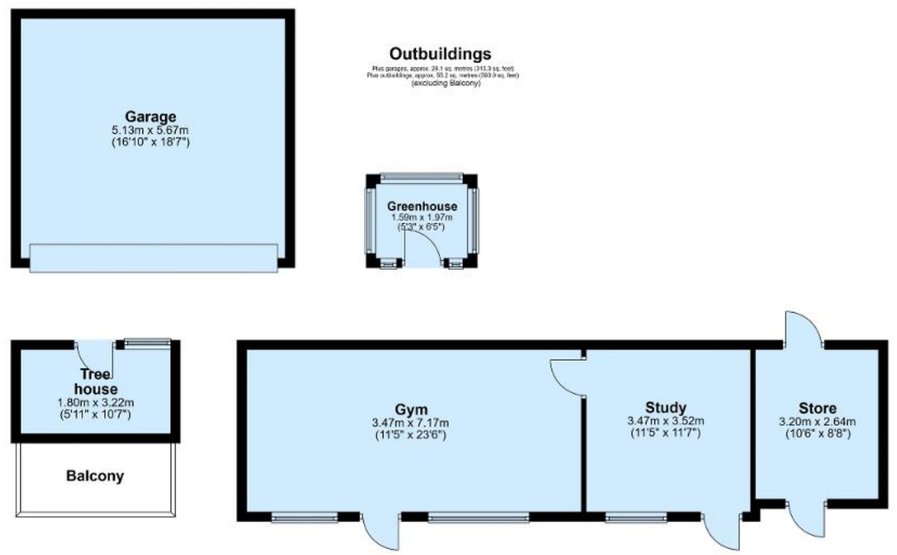
- Period house with origins believed to date to the 17th century
- Solar Panels
- Approximately 4,003 sq ft
- Five bedrooms, including a ground-floor bedroom with en-suite shower room
- Principal bedroom suite with walk-in dressing room and ensuite
- Sitting room, snug, cinema room and Office/Work from home study
- Spacious kitchen and breakfast room with AGA
- Detached double garage; separate building arranged as a gym, study and store
- Two gardens, one which leads into the woodland, an orchard of 16 fruit trees and paddock while the other includes a kicthen garden area
- Approximately 2.39 acres











Main area: Approx. 371.9 sq. metres (4003.0 sq. feet)
Plus garages, approx. 29.1 sq. metres (313.3 sq. feet)
Plus outbuildings, approx. 55.2 sq. metres (593.9 sq. feet)

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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.



