



Langa Park  
East Portsmouth



# Langa Park

East Portlemouth, Salcombe, TQ8 8PW

Salcombe 8 miles Dartmouth 11 miles

- Ideal for large family use
- Self-contained letting unit
- 700 sq ft detached barn with obvious scope (subj to pp)
- Open-fronted garaging/barns of around 800 sq ft
- Approaching an acre

**Guide price £575,000**

## SITUATION AND DESCRIPTION

The property is just a mile or so from East Prawle, Devon's southernmost village, which has a popular Inn, seasonal cafe and local store to cater for everyday needs and East Portlemouth, a favoured village with a beautiful old parish church and lovely sandy beaches. A foot ferry connects the village to Salcombe on the opposite side of the estuary which is renowned for its sailing and boating facilities and has a bustling town with shops, pubs and restaurants. School bus services run from East Portlemouth. There are excellent pubs in the neighbouring villages of East Prawle and South Pool. The nearby villages of Frogmore and Chillington provide further amenities which include an excellent bakery, village shop/post office, Inns and health centre with dispensary whilst Kingsbridge, the principal market town in the South Hams is some 20 minutes drive away.

Langa Park is a most substantial property which extends, overall, to around 3,000 sq ft.

It is currently arranged as two units ie Langa Park and Saltstone, with the latter having been successfully let on both a long term and holiday basis, and being of particular appeal to visitors and walkers in the area. Alternatively, it could very easily be adapted to provide accommodation for the large/extended family.

Please refer to the attached floorplan and the accommodation comprises:-

## LANGA PARK

### GROUND FLOOR

The ENTRANCE PORCH has painted wood panelling and a ceramic tiled flooring. From here, a stable door leads into the HALL where there is storage shelving, wood panelling and a stone tiled floor with underfloor heating. Staircase to first floor with under stairs storage cupboard.

EXTENSIVELY TILED BATHROOM with white suite and matching stone tiled flooring with under floor heating.

The KITCHEN is well-fitted with a good range of units. There is also an oil-fired Aga and boiler and integrated Zanussi electric oven and hob with stainless steel extractor hood and light above. Space and plumbing for a dishwasher and space for a fridge.

Built-in dresser. Stone tiled flooring with under floor heating. Off the kitchen is the UTILITY ROOM which has a stable door to rear garden and plumbing for a washing machine.



A most substantial detached property with particularly adaptable accommodation just a mile or so from the sea.





The DINING ROOM has wood flooring and patio doors through to the SUN ROOM and an archway leads through to the; DUAL ASPECT SITTING ROOM with fireplace and multi-fuel burner on a stone hearth with rustic timber mantle and surround.

### FIRST FLOOR

The LANDING has a part-sloping ceiling, Velux skylight and access to undereaves storage. Airing cupboard with hot water cylinder.

The MASTER BEDROOM is a generous double with dual aspect windows enjoying views over the surrounding countryside to Bolt Head, above the Salcombe estuary. EN-SUITE CLOAKROOM with hand wash basin and WC.

BEDROOM 2 is a further double with window to the rear with fine views.

### SALTSTONE

#### GROUND FLOOR

From the ENTRANCE DOOR double doors open into the ENTRANCE PORCH with ceramic tiled floor and obscure glazed door through to the:

HALL with matching tiled flooring and staircase to first floor. GROUND FLOOR BEDROOM and SHOWER ROOM which is fully tiled with Travertine tiles, double shower cubicle, hand wash basin and WC..

The KITCHEN/DINING ROOM has a comprehensive range of modern units, an integrated Beko electric oven and electric hob with extractor hood and light above. Walk-in larder.

The SITTING ROOM has wood-effect flooring and a feature wood burning stove on a slate hearth. A door leads to the STUDY, from where a second staircase leads to the:

#### FIRST FLOOR

BEDROOM 2 is a good sized double accessed via stairs in the entrance hall. A half-height door connects with Bedroom 3.

#### LANDING

The TWO DOUBLE BEDROOMS both enjoy far-reaching rural views whilst the FULLY-TILED BATHROOM has a white four piece suite.

#### OUTSIDE

Approached over a gravelled driveway (right of way) with a grassed area alongside and small coppice area with Beech trees. An extensive macadammed driveway allows parking for several cars.

The DETACHED DOUBLE GARAGE/WORKSHOP 21' X 17' has loft storage over which affords obvious scope for conversion (subj to pp).

The property stands well in its own extensive, level mainly lawned gardens but well stocked and landscaped with many mature plants and shrubs etc.

Attached range of buildings comprising: OPEN FRONTED DOUBLE GARAGE 18' 6 x 13' 6 with GARDEN STOR off 13' 8 x 12' 9, FURTHER GARAGE 12' 92 x 11' 6 with STORE 12' 9 x 7' 10 to the rear, STORE SHED 18' x 11' and SMALLER STORE 12' x 7'.

Vegetable area with 2 polytunnels and a greenhouse and, in total the property extends to APPROACHING ONE ACRE.

SERVICES Both properties have mains electricity and water. Both units have oil-fired hot water and central heating. Langa Park also has Photovoltaic panels. Private drainage.

#### COUNCIL TAX

Langa Park C Saltstone C

#### DIRECTIONS

From Kingsbridge take the A379 coastal road towards Dartmouth. After about 3 miles turn right in the centre of Frogmore village and pass over the bridge at the head of Frogmore Creek. Follow this road for about ¾ of a mile and then turn left signposted Ford and East Prawle. Continue to follow the signs to East Prawle, and before reaching the village turn right, signposted East Portlemouth. Langa Park will be found approximately ½ a mile along this road on the right hand side.



Approximate Gross Internal Area = 277.7 sq m / 2989 sq ft

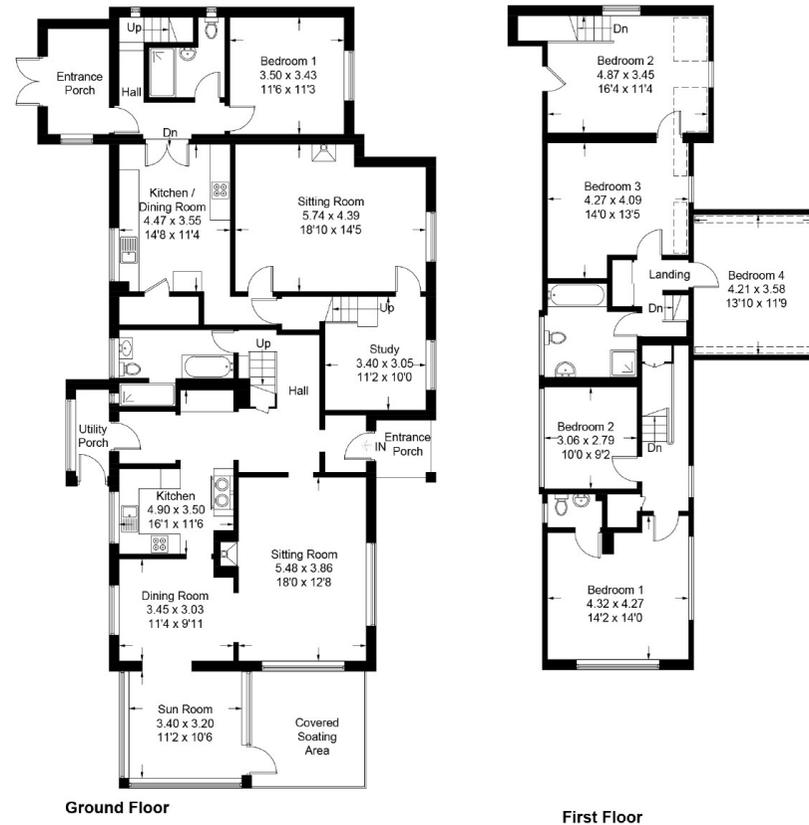


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