

Middle Langdon







Middle Langdon, Littleham

Bideford, Devon, EX39 5HN

Village with amenities The Coast 4.8 miles Bideford 3.6 miles Barnstaple 13.5 miles

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Quintessential NEWLY THATCHED house with approx. 3.31 acres, 2 additional cottages, on the edge of a popular village.

- A Beautiful Period Farmhouse
- Approx. 3.31 Acres
- 4 Reception Rooms & Study
- Outbuildings & Stabling
- Freehold
- 2 Additional Barn Conversions / Cottages
- 4 Double Bedrooms
- Grade II Listed
- New Thatch
- Council Tax band 'G'

Guide Price £1,350,000

Stags Bideford

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@StagsProperty

Situation

Middle Langdon is located at the southern edge of the pretty, quaint village and civil parish of Littleham. The village occupies a slightly elevated position with views over a treelined, river valley and is surrounded by the glorious Devon countryside. The village has approximately 400 inhabitants, with amenities including; The Crealock Arms, a welcoming, family run pub, popular with those in the village and beyond, Littleham Village Community Hall, hosting daily events/clubs/classes, the Parish Church of St. Swithun and Methodist Church. The port town of Bideford (3.6 miles) extends a wider range of facilities; including independent/artisan shops, banks, pubs/restaurants/cafes and schooling for all ages (public and private), several supermarkets and a retail complex with a range of popular brands. The coastal resorts of Westward Ho!, (4.8 miles) Appledore (6.7 miles) and Instow (7 miles) offer a mixture of sandy beaches, fine pubs/restaurants and an historic quay, amongst other amenities and attractions. The A39/North Devon Link Road bypasses Bideford and provides brisk passage in/out of the area, to the regional centre of Barnstaple (13.5 miles) and to the M5 motorway Tiverton Parkway train station (London Paddington 1h 57m).

Description

Middle Langdon is a highly attractive, spacious, period farmhouse in a private, courtyard setting. The farmhouse is believed to have medieval origins and it is understood to have been remodelled in the 17th Century (1640) and in more recent years, the house has been sympathetically extended and improved throughout. The property embraces comfortable, modern, family living, whilst retaining the abundance of character and features, gathered over hundreds of years and offers an abundance of space, flexible in its allocation. The house is complemented by two barn conversions, both currently successful holiday lets but could provide ancillary accommodation to the main house, if desired (stp). The beautifully maintained gardens and land, extend to approximately 3.31 acres in total, supported by a plethora of outbuildings, that would suit a variety of uses.

The Farmhouse

The front door opens into the HALLWAY flanked by fine plank and muntin partitions with ‘ovolo’ mouldings, flagstone floor, with impressive, oak staircase leading up and door to the STUDY / OFFICE at the foot of the hall. At the western end of the house is the MUSIC ROOM & LIBRARY, a charming room, with beamed ceiling, double aspect, large wooden doors to the TV ROOM / SNUG, a large, inviting room with double aspect, vaulted ceiling and doors opening to a gravelled terrace and orchard, enjoying a western aspect. The opulent and spacious SITTING ROOM, with oak floor, woodburning fire, set within an impressive inglenook fireplace with clome oven and former creamery to the side as its focal point, offers the perfect space for entertaining, with door to the kitchen and further door to DINING ROOM with glass fronted display cupboards and double doors opening to a gravelled terrace. The KITCHEN with flagstone floor and oil-fired Rayburn, set within an inglenook fireplace, is fitted with a range of wooden units and appliances, with stable door opening out to the front and further door to the UTILITY ROOM with flagstone floor and fitted with a range of units/worktop over, butler sink, basin, door to PANTRY, with fitted shelving/cooling shelf. CLOAKROOM with WC, further door to REAR HALL and door opening out to the 'Hot garden'

Upstairs, the oak staircase opens to a bright and spacious landing, with 4 double bedrooms, all with vaulted ceilings, southerly aspects and 2 bath/shower rooms. BEDROOM 1 is the master bedroom and enjoys a double, south-westerly aspect. BEDROOM 2, is a double room with unique, ornate wooden door and frame. BEDROOM 3 is a double room with ornate cornicing and doorway to bedroom 4. BEDROOM 4 is also a double room. The FAMILY BATHROOM comprises; bath with shower over, Victorian style basin, WC, heated towel rail and airing cupboard. The SHOWER ROOM, comprises; shower cubicle, basin and WC.













The Shippen & The Linney

The Shippen
A beautifully presented, one-bedroom, open-plan attached barn conversion with vaulted ceiling.
A link to the website currently advertising the cottage, can be found below:
www.holidaycottages.co.uk
Property code: SMIDD

The Linney
A beautifully presented, detached, large, open-plan one-bedroom barn conversion with vaulted ceiling.
A link to the website currently advertising the cottage, can be found below:
www.helpfulholidays.co.uk
Property number: 998841

Outside

Double gates open to the driveway, with lawn either side, planted with specimen trees, including 'Devon Whitebeam' and bordered by thick, hedge boundaries. The farmhouse and the cottages are focused around a courtyard, providing parking for multiple vehicles, attached to 'The Shippen' is a former stable with staircase to a hayloft above, currently used as an office. In front of the house, the walled, 'Kitchen Garden' is predominantly laid to lawn, bordered with planted beds, on the other side of the courtyard is the 'Spring Garden' as the name suggests, it offers a seasonal burst of colour. On the Southern side of the property there are large and highly productive kitchen gardens, comprising; multiple raised beds, secure fruit cages, composting area, potting shed and greenhouse. On the western side of the house is 'The Orchard ' with a variety of fruit trees, along with beautiful camellias, the 'Pentagozola', a covered outdoor BBQ and seating area with path leading to the 'Hot Garden'. The stable block sits within a gated yard and comprises; large stable, tack room and workshop/tractor shed, opening to a secure turn-out area and field shelter. There is a 'Writers Cabin', complete with woodburning stove, beside which, is a chicken run and a further kitchen garden, the 'Potato Garden', with fertile, raised beds, fruit cage and polytunnel.
The pasture/grazing is to the west and north of the house and is split into 3 enclosures, with a spring fed plunge pool, post/rail fencing and water to troughs, there is independent access from the public highway in addition to the driveway. The 'Plantation' is a small area of woodland to the west of the pasture and continues along the northern boundary.

Services & Additional Information

Mains; water, electricity & drainage. Oil fired Rayburn supplies hot water external oil-fired boiler provides central heating (installed 2022), supplemented by electric radiators. 2 wells (currently disused) are situated at the property.
Broadband: 'Standard' 'Superfast' is available (Ofcom) Please check with chosen provider
Mobile phone coverage from the major providers: EE - Variable / o2 - Variable / Three - Variable / Vodaphone - Variable (Ofcom). Please check with chosen provider.
The property has the benefit of a Grade II listing.

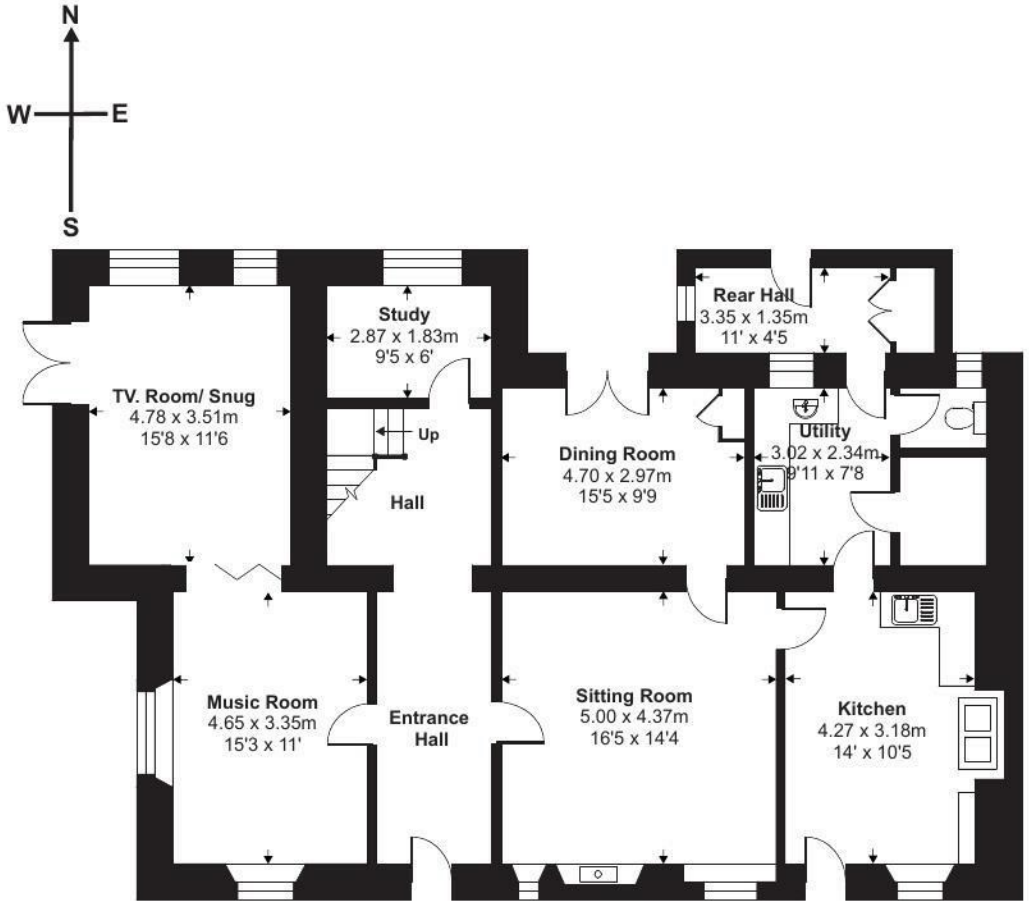
Viewings

Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01237 425 030.

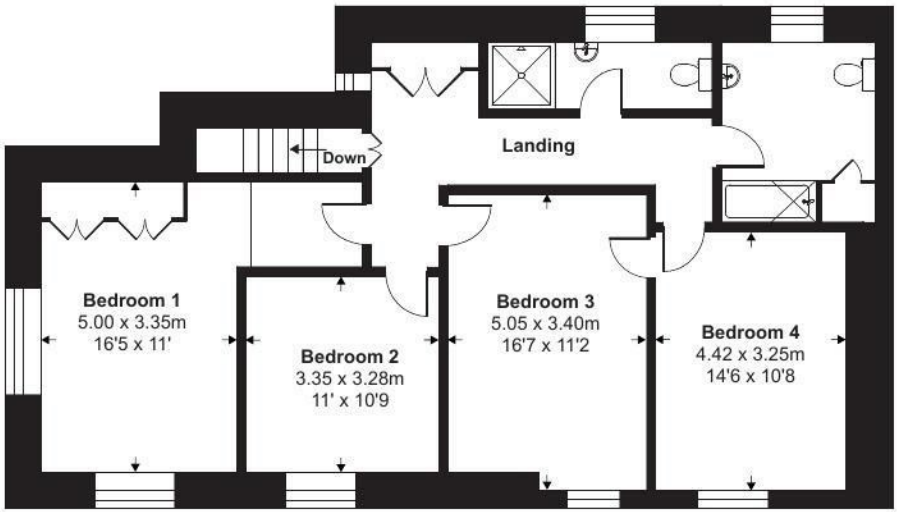
Directions

If approaching from Bideford Quay, with the River Torridge on the left, proceed in a southerly direction on New Rd / A386, signed Torrington & Okehampton, upon leaving the town, proceed straight over at the mini-roundabout and follow this road for approx. 1.3 miles. just before Landcross, turn right at the T-junction, signed; Littleham / Buckland Brewer / Parkham / Bradworthy, continue for approx. 2 miles, upon reaching a crossroads, turn right, signed Littleham, continue up the hill for approx. 0.3 miles and the entrance to Middle Langdon, will be on the left.
Postcode: EX39 5HN (Not to be relied upon).
What3words///research.strongman.bagpipes

Approximate Area = 2272 sq ft / 211 sq m
Outbuilding = 178 sq ft / 16.5 sq m
Total = 2450 sq ft / 227.6 sq m
For identification only - Not to scale

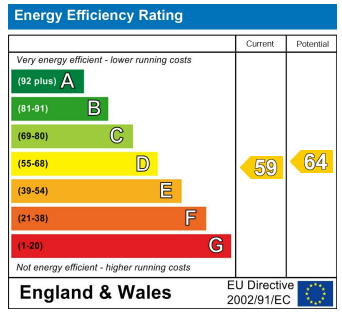


Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1380422



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Recipes
Miele
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