



Ludbrook Manor

Ermington, South Hams
Devon

An impressive manor house with views to Dartmoor National Park

Ludbrook Manor, Ermington, South Hams, Devon PL21 0LJ

Modbury 1.3 miles, Ivybridge: 4 miles, Totnes: 10 miles (with mainline train to London Paddington 2hr 40mins), Salcombe: 13 miles, Dartmouth: 17 miles

Features:

Ludbrook Manor: Reception hall | Sitting room | Drawing room | Dining room | Kitchen/ breakfast room | Butlers' kitchen/utility | Study | Nine en suite bedrooms | EPC rating C

The Stables: Open-plan living area/kitchen | Three en suite bedrooms | EPC rating C

The Barnhay: Four reception rooms | Kitchen | Three shower rooms | EPC rating B

Indoor heated swimming pool | Party Barn (Orchard Room) | Tennis court and Airlie Pavilion | Outbuildings | Landscaped gardens | Japanese pond | Pasture | Orchards | Woodland

About 6.7 acres in all





The property

The original Tower was built in 1350 A.D.; Ludbrook Manor is mentioned in the Domesday Book and even has an insertion on the Ordnance Survey (OS) map. Exclusive, tranquil and private. The very essence of Heaven in a busy world...

Ludbrook Manor is a magnificent country house with 12 en suite bedrooms, a separate office annexe and beautiful landscaped gardens and grounds. Set in an exceptional rural position between Dartmoor and the South Devon coastline, the house is currently used as a family home and country retreat, offering luxury accommodation and events space for up to 24 guests.

Ludbrook Manor has been meticulously refurbished and restored by the current owners to provide a wealth of beautifully appointed and elegant accommodation configured over three light-filled floors and extending to just over 9,500 sq.ft. The property has been sensitively modernised to combine the amenities of modern living whilst retaining a wealth of characterful details, including the crenelated roof and tower, which lends the property a regal, castle-like quality while inside there are impressive fireplaces, ornate ceiling cornicing, chandelier light fittings and stained glass windows. Most of the fine cabinetry work was commissioned/made by Mark Piper. An original Portland Stone portico provides an impressive entrance to the house which leads through to a bright and spacious entrance hall. On the ground floor there are three main reception rooms, including the generous drawing room which has south-facing French doors that open onto the formal gardens, as well as the impressive dining room which has a feature fireplace. The sitting room has a large bay window affording views over Dartmoor and a fireplace, which is fitted with a log burner. There is also a well-equipped, social kitchen with an adjoining breakfast room with French doors onto a terrace providing ideal space for dining, along with a walk-in pantry for extra storage. An internal door links to a separate ground-floor area where there is a study, a butler's kitchen/ utility room and a Well bedroom with a shower room, which could be used as a self-contained apartment. A circular cloakroom completes the accommodation on this floor

(original entrance to the Tower).

There are six beautifully presented bedroom suites on the first floor, while separate staircases lead to the luxury Tower Suite and Ivory Suite. The views from the Tower terrace offer 360° panoramic vistas- with sea views to Wonwell. Both suites have sitting areas, large bedrooms and en suite bathrooms, as well as breathtaking views across the grounds and the countryside beyond.

Adjoining the main house is the impressive indoor heated indoor swimming pool which also has a bar and seating area. A focal point of the house for guests, the pool room has porcelain tiles, mood lighting, skylights overhead, full-height windows and French doors that open onto the Japanese Lake gardens, as well as two changing rooms/ shower facilities and W.C facilities.

The Stables

Further well-appointed accommodation is offered in The Stables, an adjoining annexe which offers ideal living space for hosts or could also be rented out to guests. The Stables comprise an open-plan sitting room, dining and kitchen with wonderful views over the grounds, as well as three bedrooms, all of which are en suite. Two of which have magnificent views from the balconies. The sliding doors from The Stables open-out to a slate-covered terrace, for alfresco dining and a hot-tub experience. A great place to wonder at the magnificent views to the west and the setting sun.

The Barnhay

The Barnhay is a detached bungalow offering further versatile accommodation options. The Barnhay comprises four reception rooms, two of which have French doors that open onto the garden, a fully-equipped kitchen, and three shower rooms. Currently being used as the owner's office HQ.

Outside

A sweeping Beech-lined driveway provides a grand approach to the property, which is set in 6.7 acres of idyllic grounds, surrounded by stunning Devon countryside. There is parking for up to 100 vehicles between the garaging and the large open forecourt.







The grounds include beautiful, landscaped gardens, pristine lawns, patio areas for alfresco dining, a Japanese pond and fountains, a hot tub jacuzzi, peaceful wooded areas, orchards and rolling fields and meadows. The grounds also include a tennis court with its own Airlie pavilion, a croquet lawn, feature granite chairs, to enjoy the classic granite chess set, several outbuildings and a substantial party Barn (Orchard Room), offering excellent entertaining space for family and friends. There is plenty of space for landing a Helicopter.

Situation

Ludbrook Manor lies in a stunning rural setting, surrounded by rolling South Devon countryside and within easy reach of the beautiful coves and beaches of the South Devon National Landscape. The nearby village of Modbury provides various everyday amenities, including a variety of local shops, pubs and a village hall, while the bustling town of Ivybridge provides easy access to further facilities, such as high street shops, supermarkets and a choice of restaurants, cafés and leisure facilities as well as a train station. Totnes provides a further eclectic range of amenities along with a mainline station, while the city of Plymouth is within 15 miles and provides more extensive facilities including cinemas, theatres, department stores, colleges, grammar schools, a university, restaurants and historic waterside. Dartmoor National Park is a wonderful place to enjoy outdoor pursuits such as walking, climbing, horse riding and cycling and beaches can be found at Wembury, Mothecombe and Bigbury-on-Sea with the prestigious Salcombe coastline also within easy reach. The area benefits from a good selection of state schooling including Ermington and Modbury primary schools and Ivybridge Community College (rated Outstanding by Ofsted). Noteworthy independent schools include King's, Plymouth College, Totnes Progressive and Sands. Local transport connections include the A38 which is within four miles, while mainline rail services are available from Totnes with journeys to London Paddington taking under 3 hours.





Directions

What3Words///decades.smiles.tickling

General Information

Local Authority: South Hams District Council
Council Tax: Ludbrook Manor (incl The Stables) rateable value £12,250. The Barnhay rateable value £5,000.

Tenure: Freehold

Services: Mains electricity and private water. Private drainage which we understand is compliant with current regulations. Oil-fired central heating.

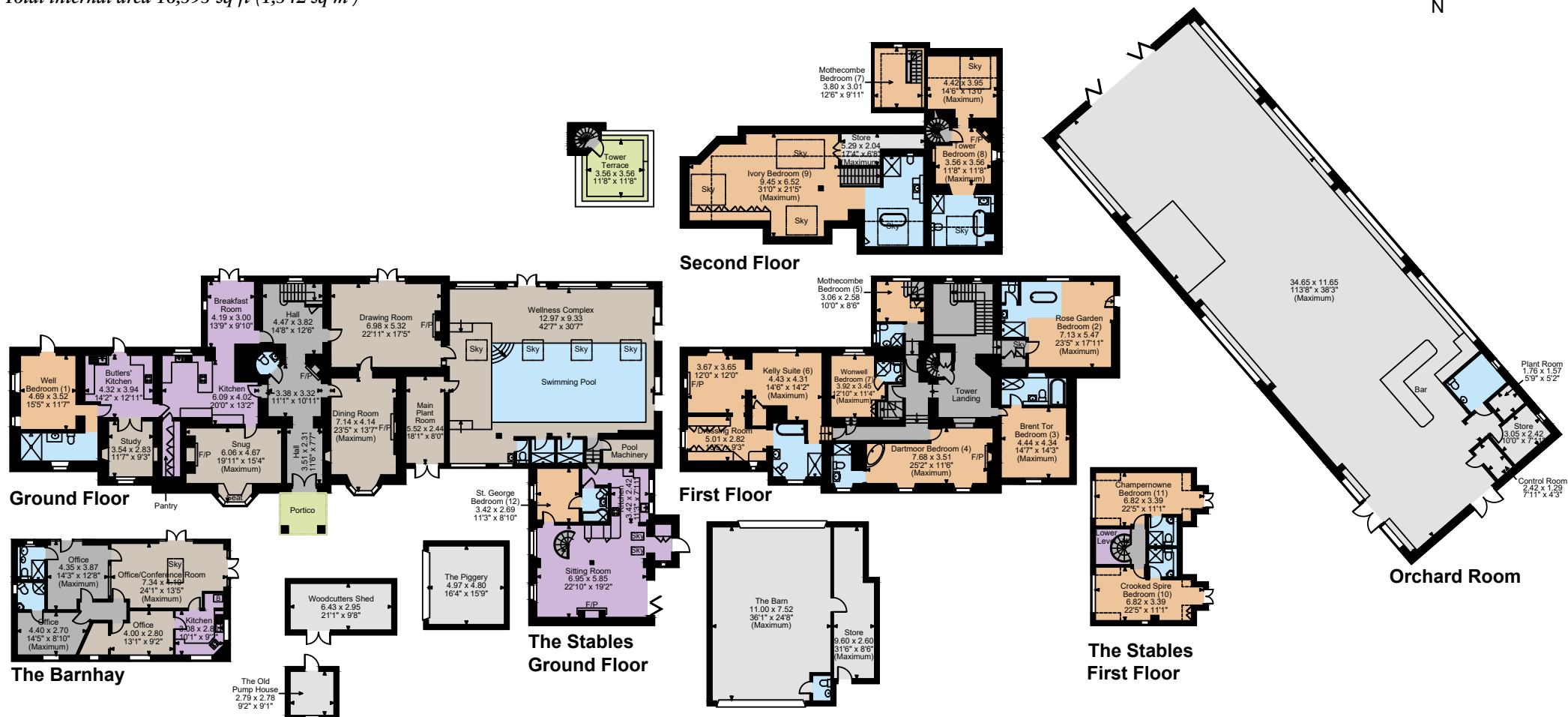
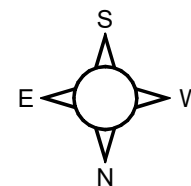
Wayleaves and Easements : The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Guide Price: £4,000,000





Main house internal area 8,339 sq ft (775 sq m)
 The Stables internal area 1,226 sq ft (114 sq m)
 The Barnhay internal area 995 sq ft (92 sq m)
 Outbuildings/Orchard Room internal area 4,887 sq ft (454 sq m)
 Garage/Shed/Store internal area 1,148 sq ft (107 sq m)
 Terrace external area 174 sq ft (16 sq m)
 Total internal area 16,595 sq ft (1,542 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8653446/DBN

Strutt & Parker London
43 Cadogan St, London SW3 2PR

+44 (0) 20 7591 2213
london@struttandparker.com
struttandparker.com

Strutt & Parker Exeter
24 Southernhay West, Exeter, Devon EX1 1PR
01392 215631
exeter@struttandparker.com
struttandparker.com

Over 50 offices across England
and Scotland, including Prime
Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2025. Particulars prepared June 2025.. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Ludbrook Manor, Ermington, South Hams, Devon PL21 0LJ

Total Area - 2.71 ha / 6.70 ac

- Septic Tank
- Manhole
- Rain Water Pipe
- Direction of Flow (Foul)
- Drainage Field (Treated Water)

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO © Crown Copyright Licence No ES 100018525

Not to Scale. Drawing No. Z25566-01 | Date 27.06.25





STRUTT & PARKER