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HIGHER PRESTON BARN

Ermington - Ivybridge - Devon











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Ermington - Ivybridge - Devon - PL21 9FQ

Ermington Village 1.1 miles; A38 1.6 miles; Ivybridge 2.3 miles; Plymouth 11.1 miles; M5 31.4 miles



An outstanding rural home set amongst the rolling hills of the South Hams countryside yet conveniently close to the town Ivybridge and a wealth of local amenities; Higher Preston Barn effortlessly blends modern luxury with timeless rural charm and is available for sale with no onward chain.

Freehold, Guide Price £850,000

2 | 3 | 3 | 230 sq. m

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 8 Erme Court, Ivybridge, Devon, PL21 0SZ

Tel: 01752 393737 Email: residential.ivybridge@gth.net

INTRODUCTION

Originally constructed in the 18th century as a traditional barn for housing livestock, Higher Preston Barn was painstakingly converted by its current owners in 2017 who took a great deal of care and attention to create a home which provides modern style and convenience, whilst also reflecting what once was. With tasteful accommodation over two floors the property is flooded with natural light and boasts striking exposed timber beams, original archways and feature windows with countryside views on all sides.



DESCRIPTION

At the time of conversion, the original stone barn was accompanied by a modern age lean-to on the side and this structure was included within the plans. Thanks to this additional space, Higher Preston Barn is a home of two sides; one resembling the traditional barn conversion which can be often seen throughout rural communities, the other being a modern addition with feature skylights, floor-to-ceiling windows and an attractive composite clad exterior.

Upon entrance into the home and specifically the modern wing, a vast entrance hallway greets you and immediately shows off the stylish and luxurious interiors with vaulted ceilings, exposed stonework and a stand-out wooden staircase with glass banister leading to the first floor. Adjacent to the entranceway is a ground floor cloakroom/WC and a practical utility room that has been fitted with modern wall and base units alongside full height cabinets providing excellent storage. Integrated appliances in the utility room include washing machine, tumble dryer and fridge. Returning to the entrance hallway and passing the staircase, a wonderful open plan living room sits underneath four enormous skylights; basking in natural light. This open and airy living area enjoys a feature multi-fuel burner and sliding doors leading directly onto a patio seating area. Magnificent archways connect the modern portion of the home into the original barn which on the ground floor provides three large double bedrooms complete with en-suite bathroom and shower rooms to each. There is a large useful storage cupboard beyond the arches and the master bedroom suite is exactly what one would expect of a property of





this calibre; boasting a modern en-suite bathroom with separate walk-in shower, along with a dressing area and two attractive arched windows overlooking the gardens and delightful views beyond. The second and third bedrooms both also benefit from pretty arched windows overlooking the gardens and have been cleverly laid out with ensuite shower rooms.

Taking the imposing wooden staircase to the first floor a mezzanine landing provides a vantage point to overlook the ground floor living space and then leads through to the real showstopper of this home - a phenomenal open plan kitchen, dining and living room spanning the entirety of the first floor within the original barn. This expansive room enjoys a feature vaulted ceiling with gorgeous exposed timber beams, alongside two Juliet balconies overlooking private grounds and surrounding farmland. Cleverly positioned lighting has been added to the beams to truly highlight their architectural beauty. Despite being such a large room, the owners of Higher Preston Barn have cleverly decorated the space to provide three distinct areas including a cosy living room with feature Gazco Studio 11 LPG fire at the front, a formal dining area in the middle and an impressive modern kitchen/breakfast area at the rear. In the middle of this room is a large picture window with a window seat, perfect for relaxing and taking in the breathtaking countryside views. The kitchen comprises a range of full height units and two enormous feature islands with breakfast bars. Fitted with the very highest quality fixtures and fittings, the kitchen boasts Italian Quartz worktops, plenty of storage

and integrated appliances including a Quooker instant boiling water and filter tap, two 'Neff' eye-level ovens, Neff induction hob with downward extractor fan, dishwasher, fridge, freezer and wine cooler.

Overall the property has been finished with the highest quality fixtures and fittings and benefits from modern double glazing along with underfloor heating throughout.

OUTSIDE

Approaching Higher Preston Barn from the road a remotely operated, solar powered electric gate provides access to a long private driveway which weaves through a wooded area and beautiful open farmland. The property itself is set at the very end of the drive and boasts a large tarmac area providing off-road parking for numerous vehicles. Gardens wrap around the property to the side and rear and have been nicely landscaped with a level lawn, a sandstone tiled patio area, a further raised garden and a hot tub. At the front of the property is a useful outside storage cupboard which houses an LPG fired boiler.

SERVICES & OUTGOINGS

We understand that mains electric and water are connected to the property. LPG fired central heating, private sewage treatment plant drainage.

Council Tax: South Hams District Council **- Band G**

SITUATION

Higher Preston Barn sits in a pretty hilltop position surrounded by open South Hams countryside on all sides, yet is conveniently positioned just a few minutes drive from the nearby town of Ivybridge and the A38 dual carriageway. Set at the end of a long private driveway, the property enjoys peace and tranquillity being surrounded by nature and farmland. The sought after village of Ermington is also just a few moments away, being the closest community and boasting a village store and two popular local pubs. Ivybridge is a thriving town located along the A38 corridor, most popular with commuters thanks to its easy accessibility to the nearby city of Plymouth, the M5 and Exeter. Ivybridge has a bustling high street which offers an array of popular local shops, cafes, restaurants and other amenities. Centrally located in town is Ivybridge Leisure Centre which caters for sporting needs with two indoor swimming pools, squash courts and a fully equipped gym. Ivybridge Railway Station is located on the eastern edge of town and provides links to neighbouring Plymouth, the rest of the South West and London via Paddington Station. There are a number of popular schools, with Ermington Primary School being the closest to Higher Preston Barn and very well regarded with local residents. Ivybridge Community College is the closest secondary school and is also rather popular locally. Beyond Ermington is the market town of Modbury, another popular place to live with a vibrant high street and boutique amenities. The area is best known for its easy access to the gorgeous South Devon coastline and the countless coastal paths which many love to explore regardless of the weather. Finally just a short distance from Higher Preston Barn is Endsleigh Garden Centre which provides a selection of businesses catered for country life; including The Gun Room, The Rusty Tractor Café, South Moor Vets and a farm shop.

DIRECTIONS

What3words:///**football.crisis.snug**

ADDITIONAL INFORMATION

Broadband: The current owners rely on mobile data for internet services and there are providers who specifically cater for rural property such as Starlink.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).



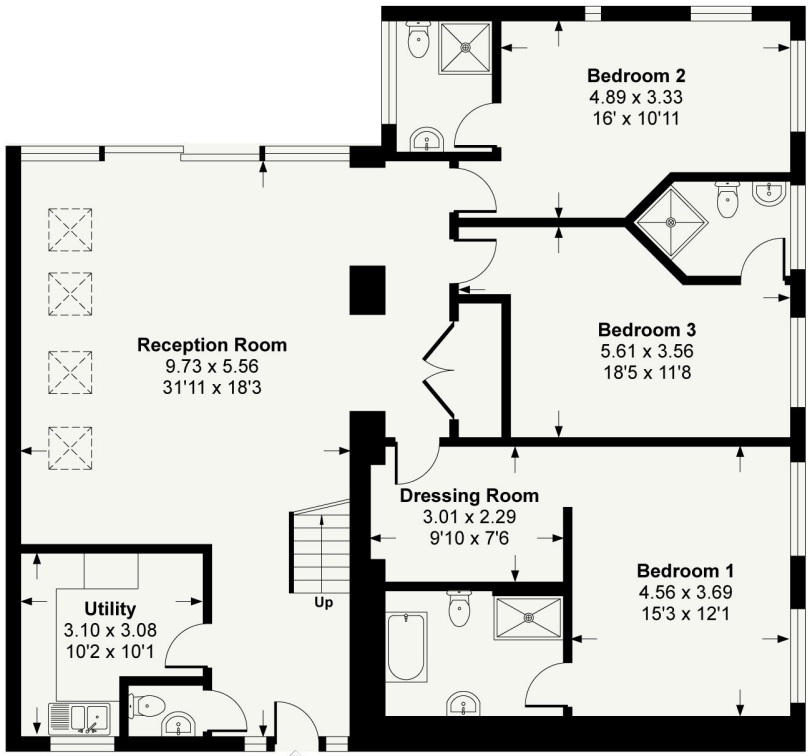




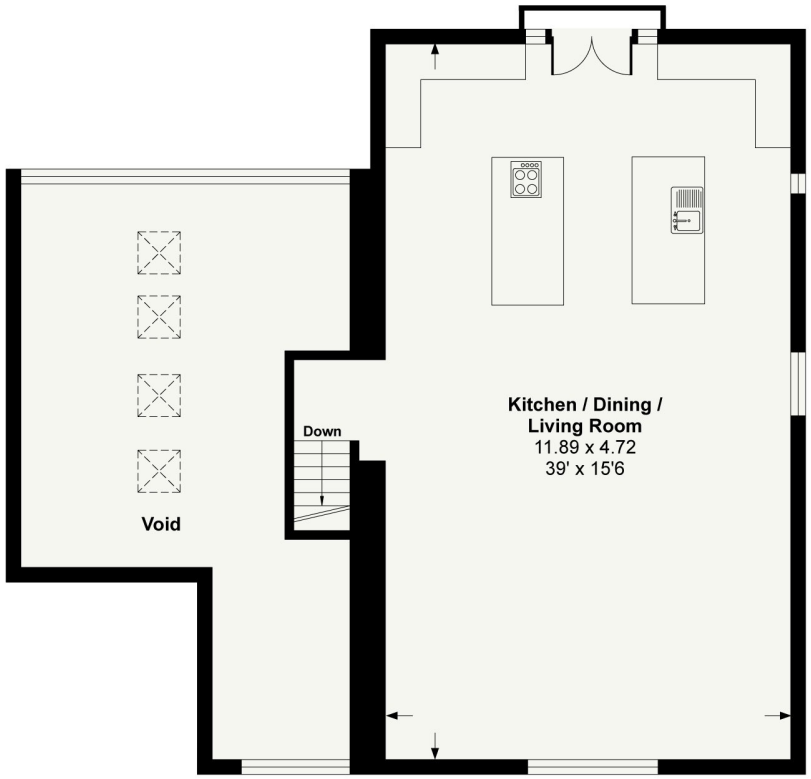


Higher Preston Barn, PL21

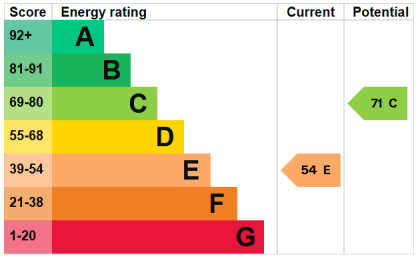
Approximate Gross Internal Area = 230 sq m / 2471 sq ft



Ground Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced by Devon Property Photography

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IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

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