SWAINSTONE MANOR

gth

IVYBRIDGE









Cherry Tree Barn

Swainstone Manor, Ivybridge, Devon, PL21 9LE

Ivybridge 3.1 miles; Plymouth 11.1 miles; Exeter 36.1 miles

1 | 4 | 3 | 204 sq m

Presenting a tasteful blend of character features and modern convenience, Cherry Tree Barn is a Grade II listed detached barn-conversion which was completed in 2020 and enjoys a peaceful rural setting surrounded by rolling countryside; yet is just a short drive from Ivybridge, Plymouth and the A38.

Freehold, Guide Price £675,000

DESCRIPTION

Upon entry into the property a stable door leads into a useful utility room/boot room, providing plenty of storage for coats and shoes. There are modern wall and base units within this space, alongside plumbing for a washing machine and space for tumble dryer. Just off of the utility room is a modern shower room complete with walk-in corner shower, toilet and basin. A door then leads through to the remainder of the ground floor accommodation, being one enormous open plan living, dining, kitchen and office space. Upon entering this expansive space, you are greeted by a modern fitted kitchen which has been well thought-out to provide plenty of work-top space, and provides integrated appliances including double oven, induction hob, cooker hood, fridge and freezer. Space and plumbing is provided for a free-standing dishwasher. There is a stable door and French doors which both lead out to a pretty seating area at the front of the property, and overlook a pretty green space with a large feature tree providing much needed shelter from the elements. A peninsula with breakfast bar completes the kitchen and beyond this is a vast open plan living and dining space which is designed around a feature wood-burning stove which sits centrally in the room and provides excellent heat to all corners of the home. There is room for a range of large furniture, including multiple sofas and a large dining

table. Bi-folding doors lead out to the side of the property, where a sunny terrace area can be found. There is a large recessed area which the current owners utilise as a home office, however this area could find use as a play area for children. A staircase rises from the living space to the first floor accommodation and beneath is a sizeable storage cupboard.

On the first floor a wonderfully bright central landing space provides a useful storage cupboard and gives access to the accommodation on this level. There are four bedrooms which are all of superb double proportions and enjoy large skylights allowing for natural light to flood in. Three of these bedrooms enjoy Juliet balconies to either side of the home, and bedroom three includes a huge area of eaves storage. The master bedroom suite includes French doors leading to the Juliet balcony and provides space for a large bed, wardrobes and dressing table. There is an accompanying en-suite bathroom comprising panelled bath with overhead shower, toilet, basin and lots of storage cupboards. Finally there is a modern shower room in the heart of the home, comprising walk-in shower, toilet and basin, again with storage cupboards.

OUTSIDE

Approaching the property from the front is a path leading from a communal parking area, which runs alongside a pretty communal lawned garden which includes a feature mature tree providing delightful shelter. There is an attractive seating area also at the front, providing a great space for alfresco dining.

At the rear of the property there is a private enclosed garden which is predominately laid to lawn with an initial paved patio seating area, raised stone-chipped garden and boasts a useful storage shed. There is gated access to the side of the property where a terrace area is accessed via bi-folding doors from the living space. Finally, there is a large private driveway which is secured by double, wooden, five-bar gates, providing off-road parking for multiple vehicles.

SERVICES & OUTGOINGS

We understand that mains electric and water are connected to the property. Oil-fired underfloor heating. Private drainage via a modern sewage treatment plant.

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







SITUATION

Swainstone Manor is a former farmstead which has been converted into a collection of attractive rural homes, set amongst rolling South Hams countryside with pretty open views from all angles. Cherry Tree Barn is the largest of the traditional farm buildings and sits centrally within the site, right next to the manor house itself. Accessed via a long private driveway, the property enjoys peace, tranquillity and excellent security.

Cherry Tree Barn is conveniently located within just a short drive from plentiful amenities within the nearby towns of Ivybridge and Plympton, as well as the vibrant village of Yealmpton. There are excellent local schools which serve the area, including numerous well-regarded primary schools and Ivybridge Community College as a sought-after secondary school. The A38 dual carriageway is just a short drive from the property, making it an excellent spot to call home for commuters who would like a quiet yet convenient location.

Ivybridge is sought-after town located in the foothills of Dartmoor National Park, known as 'The Gateway to the Moors'. The town boasts a bustling high street with a vast array of boutique shops, cafes, restaurants and other amenities. Ivybridge Leisure Centre sits centrally in town and caters for a huge range of sporting pursuits; with two indoor swimming pools, squash courts, fully equipped gym and frequent classes. The town also boasts a railway station which is served by the Penzance to London Paddington line, connecting the town with London and numerous locations across the South West.

DIRECTIONS

What3words:///**crew.tricycle.outfitter**

ADDITIONAL INFORMATION

Broadband: Standard broadband is available, however there are services available for rural properties such as this, including the like of Starlink and Airband.

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%).





VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

8 Erme Court, Leonards Road

Ivybridge, Devon, PL21 0SZ

Email: residential.ivybridge@gth.net

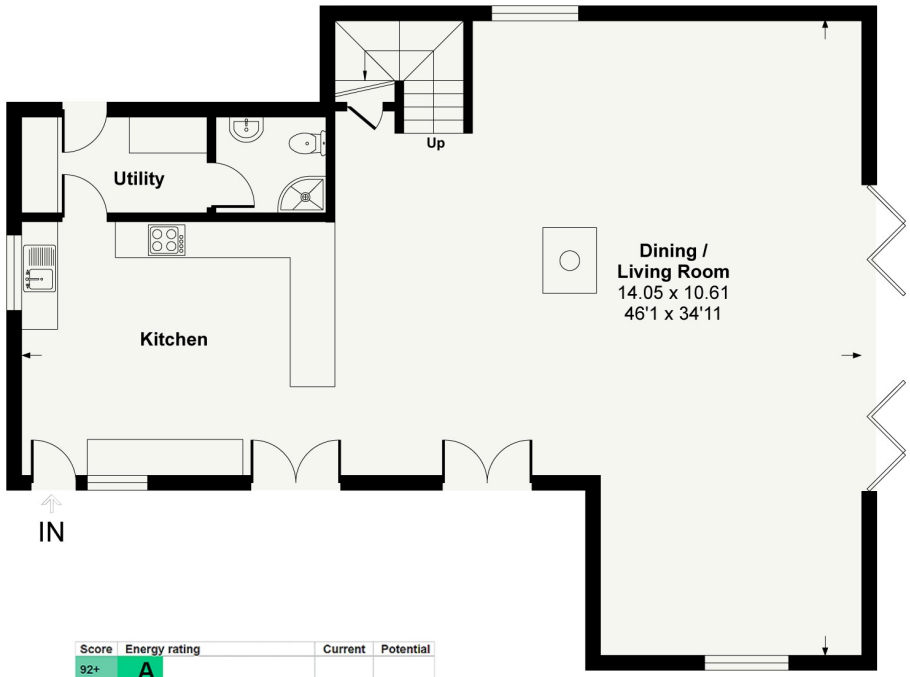
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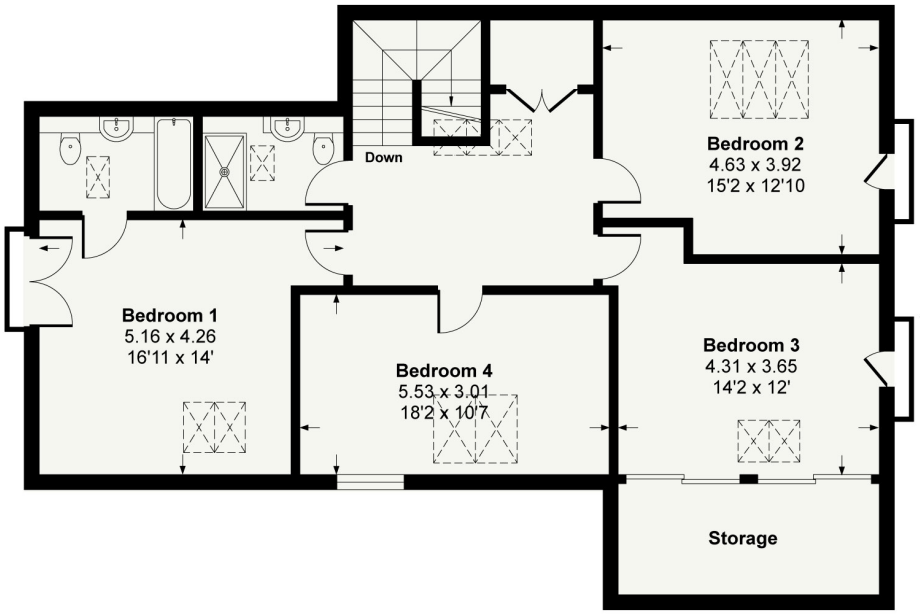
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Cherry Tree Barn, PL21

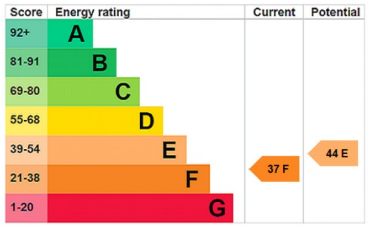
Approximate Gross Internal Area = 218.5 sq m / 2353 sq ft



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.









