

THE OLD STABLES

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LEE MOOR





The Hayloft, The Old Stables Lee Moor, Plymouth, Devon, PL7 5LH

Plympton 5.3 miles; Ivybridge 6.2 miles; Plymouth 11.6 miles

1 3 2 153 sq m

Located in the heart of a vibrant village community within gorgeous Dartmoor National Park, is this attractive barn conversion known as The Hayloft. Offering spacious and tastefully decorated reverse-level accommodation, the property enjoys modern fixtures alongside charming character features.

Freehold, Guide Price £350,000

DESCRIPTION

Set in a private courtyard of four barn conversions, the property is approached via a gated driveway which leads to a private parking area. The Hayloft enjoys a private driveway and a large garage with mezzanine storage above. Communal grounds are for private use of the four properties, including delightfully sunny seating areas, a generous lawn and areas for hanging clothes to dry.

Upon entry into the property a welcoming hallway greets you and immediately demonstrates quite how spacious this attractive home is. Stairs rise to the first floor accommodation and doors give access to the ground floor bedrooms and bathrooms. There are three useful cupboards in the entrance hallway, providing vast storage options. Three generously proportioned bedrooms occupy the ground floor, all of which being spacious double rooms and the two larger bedrooms both benefit from fitted wardrobes. There is a modern family bathroom which comprises panelled bath with overhead shower, toilet and basin; alongside a master en-suite shower room which comprises walk-in shower, toilet and basin.

Stairs rise to the first floor leading to an expansive open plan space being a large lounge/diner set underneath a stunning vaulted ceiling with exposed timber beams; providing a sense of grandeur and

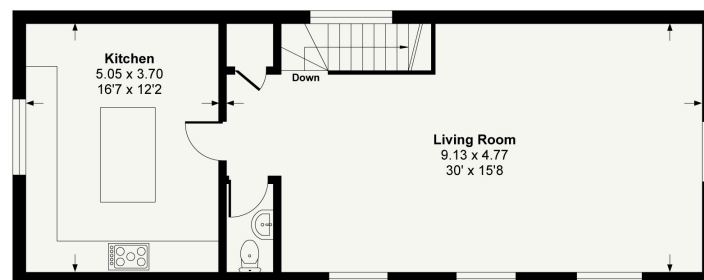
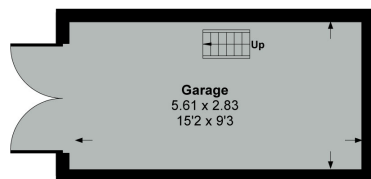
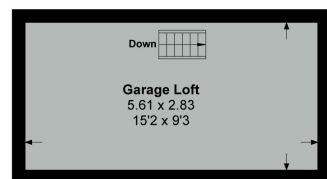


The Hayloft, PL7

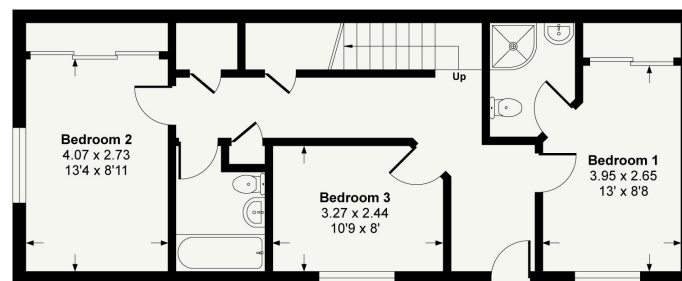
Approximate Gross Internal Area = 121.7 sq m / 1311 sq ft

Approximate Garage Internal Area = 31.7 sq m / 342 sq ft

Approximate Total Internal Area = 153.4 sq m / 1653 sq ft



First Floor



Ground 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



ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1800 Mbps, highest available upload speed 220 Mbps. (Openreach).

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 flooding (defined as the chance of flooding each year as less than 0.1%).

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.

spaciousness. A cosy living area sits at one end of the room and boasts a feature wood-burning stove, a true focal point of any living room. A generous dining area is found parallel to the staircase and provides enough space for a large dining table and chairs - perfect for entertaining. Adjacent to the staircase is a useful storage cupboard and opposite is a handy WC. Finally, a gorgeous modern farmhouse style kitchen can be found at the northern end of the barn, comprising a range of wall and base units with a feature island and breakfast bar. Integrated appliances include eye-level oven and grill, gas hob, cooker hood, dishwasher, washing machine and wine fridge. Space is provided for a free-standing fridge/freezer also.

SERVICES & OUTGOINGS

We understand that mains electric, gas, water and drainage are connected to the property. Gas fired central heating.

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

SITUATION

The Old Stables is a collection of just four attractive barn conversion set in the centre of the pretty Dartmoor village of Lee Moor. This superb rural location affords the property with the peace and quiet of rural living, yet superb convenience being just a short distance from the nearby town of Plympton where a wealth of local amenities can be found. The village itself has a football pitch, bowls club and village hall, the latter of which is community owned and run, acting as the hub of the local community and often hosts events including food and drink every Friday evening, music events and a music festival each summer. Further amenities can be found in Plympton, with The Ridgeway shopping centre providing a vast array of shops, cafes, restaurants and other facilities. There are numerous supermarkets within close proximity, including an Aldi at Colebrook and Tesco Extra at Lee Mill. There is a bus route which links the village with Plympton and the nearby city of Plymouth which is just 20 minutes away by car. The nearest primary school is Cornwood Church of England Primary School, a highly rated local school. Finally, Ivybridge Community College is the nearest secondary school and is most popular across the South Hams. The schools provides a daily bus service for its pupils in Lee Moor.

DIRECTIONS

What3words:///boils.adapt.tonight

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

8 Erme Court, Leonards Road

Ivybridge, Devon, PL21 0SZ

Email: residential.ivybridge@gth.net

Tel: 01752 393737 | Ref: IVB240011

GREENSLADE TAYLOR HUNT
www.gth.net