



The Old Shippon

Lower Hill Farm, Lamerton, Tavistock, Devon, PL19 8RR

Guide Price £550,000



Property

Detached converted barn with useful good size outbuilding/stable, small paddock/gardens. Situated in a sought-after village within easy access to local amenities and just 3 miles from Tavistock town centre.

The inverted accommodation briefly comprises: Entrance hall, three bedrooms (2 ensuites), additional bathroom, utility room, open plan living room/kitchen, former stables now comprising store shed/bike shed/workshop and wash room/store, small paddock/gardens, double glazed wooden windows and oil fired central heating.

Accommodation

Entrance door to:

Hall

Split level hall with slate tiled, two radiators, coat hooks, recessed spotlights, two small windows to the front, double doors lead to a paved terraced seating area, staircase rises to the first floor. Access to:

Bedroom 1 – 12' 6 x 10' 9 (3.83m x 3.32m) inc ensuite

Dual aspect room with wooden double glazed windows to the front and rear with slate sills, wooden flooring, radiator, recessed spotlights, door to:

Ensuite

Tiled shower cubicle with shower, low level w.c., wall mounted wash hand basin, obscure double glazed window to the rear with deep slate sill, slate tiled flooring with underfloor heating, electric shavers point, built-in cupboard and mirror.

Bedroom 2 – 10' 8 x 9' 2 (3.29m x 2.79m)

Two wooden double glazed windows to the rear, radiator, recessed spotlights, wooden flooring, door to:

Ensuite Shower Room – 8' 8 x 3' 5 (2.69m x 1.08m)

Tiled shower cubicle, low level w.c., wall mounted wash hand basin, slate tiled flooring with underfloor heating, obscure wooden double glazed window to the rear with slate sill, electric shavers point, range of cupboard including built-in mirror fronted cupboard.

Utility Room – 9' 1 x 4' 9 (2.78m x 1.52m)

Slate tiled flooring, stainless steel sink with mixer taps, wall and base cupboards, space and plumbing for automatic washing machine and space for dryer, coat hooks, radiator, wall mounted electric fuse box, recessed spotlights, half glazed wooden door to the rear.



Bathroom – 9' 1 x 4' 9 (2.76m x 1.51m)

Slated tiled flooring, panelled bath with shower over, low level w.c., wash hand basin in vanity unit with cupboard below and mirrored cupboard above sink, heated towel rail, recessed spotlights, small window to the rear.

Bedroom 3 – 13' 5 x 9' 5 (4.13m x 2.91) inc recess

Dual aspect room with wooden double glazed windows to the front and rear with slate sills, two radiators, recessed spotlights.

First Floor Open Plan Living Room/Kitchen – 29' 4 x 13' 5 (8.96m x 4.12m) overall inc staircase recess

Wall and base cupboards with stainless steel sink unit, electric oven and 4-ring halogen hob with cooker hood over.

Open Plan Living Room/Kitchen Continued

part exposed stone walls and 'A' frame beams, wooden flooring, three radiators, four Velux windows and further windows to the front and side elevations with slate sills.

Outside

Immediately to the front of the property there is a paved patio/terrace providing a delightful seating area with laurel hedge providing an enclosed garden area which is laid to lawn.

At the entrance, a gravelled drive leads off from Lower Hill Farm, and follows past the property, there is a post and rail fence which separates the paddock. Attached to the side of the property there is a useful storage shed which houses the oil fired boiler. To one side of the driveway, there is a hardstanding providing a parking area and garden, on the other there is access to:



A useful building comprising of a former stable block with adjoining store, with obvious potential to create a studio/garage or annex, subject to the necessary planning regulations. Currently divided into three sections.

Store Room – 15' x 9' 12 (4.58m x 3.04m)

With strip light, power and window to the front.

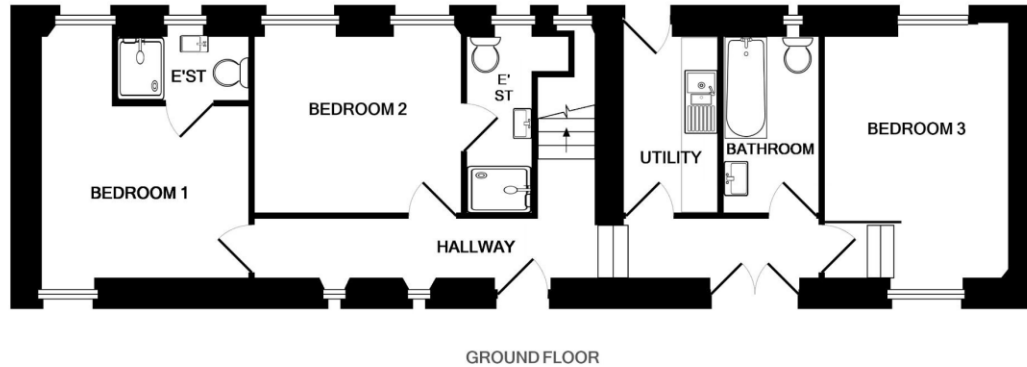
Bike Shed/Workshop – 15' 10 x 15' 4 (4.82m x 4.71m)

Light, power, stable door, window to the front.

Store Room/Wash Room – 15' 10 x 15' 4 (4.82m x 4.71m)

Light and power, stainless steel sink, stable door, windows to front and side.

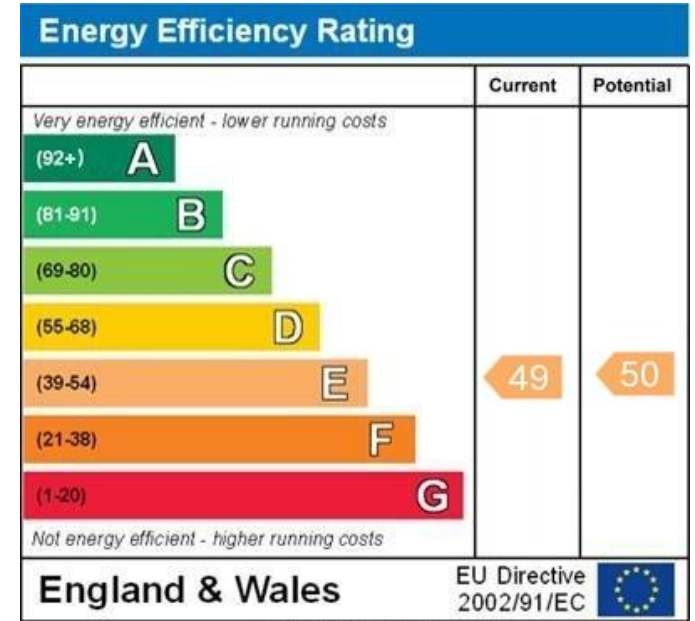
There is a gravelled area with access to the paddock/gardens.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given for their availability or efficiency on the date.

IMPORTANT NOTICE/CONSUMER PROTECTION REGULATIONS

While we endeavour to provide accurate and reliable sales details, they are intended as a general guide only. If there is any point of particular importance to you, please make prior contact with our office, especially if you contemplate travelling some distance to view the property. The agent has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or a surveyor. Photographs produced with wide angle lens, unless stated. All measurements are approximate and calculated between the major prevailing and opposing wall/skirt board surfaces, subject to bays, alcoves, projections, etc. as quoted. In the case of an irregular size room an average measurement may be quoted.



WWW.EPC4U.COM

VIEWINGS STRICTLY BY APPOINTMENT

Tel: 01822 665040

Mob: 07887 893217

Email: steve@steve-england.co.uk

Websites: www.steve-england.co.uk

www.rightmove.co.uk

Little Orchard, North Road, Yelverton, Devon, PL20 6EE

