



MILLARD
COOK

The Hay Loft, 3 West Hartley Blackawton, TQ9 7DT

A well presented barn conversion set in around 6 acres of grounds, parking, garage and private gardens in a tranquil yet convenient setting



The Hay Loft is a well presented 3-bedroom barn conversion situated in a quiet, tranquil position, being only 6 miles from the historic naval port of Dartmouth.

Built in 2003/04, West Hartley is a unique collection of 7 individual barn conversions and an adjacent farmhouse set within around 6 acres of communal grounds, parking and garaging enjoying stunning views of the South Hams countryside. Given this useful position close to main roads access, the property would be idea for those wishing to purchase a second home, holiday let, or indeed, a permanent home.

The Hay Loft, (number 3) offers good size accommodation with private gardens, parking and a garage. Internally there are 3 double bedrooms, an en-suite and a bathroom, whilst the first floor, a stunning 32ft open plan kitchen/dining/living space with vaulted ceilings, a wood burner, adjacent utility and a cloakroom.

To the outside, landscaped gardens to the front and a good size private lawned garden from the living room. There is ample parking and a garage with light and power.

A short walk from the property are communal grounds including a paddock and woodland enjoying stunning, long-distance views across the surrounding countryside.



Accommodation

Entrance door leads to the hallway with stairs rising, cupboard under and two further cupboards.

The principal double bedroom has a window overlooking the front aspect. En-suite comprising walk-in shower with a shower system, pedestal hand basin, WC and tiled walls.

There are two further double bedrooms overlooking the front aspect and a tiled bathroom with a panelled bath, WC and a hand basin.





First floor

Landing with stable door leading to the rear garden.

The open plan kitchen/dining/ living room offers a stunning vaulted ceiling with exposed trusses and a selection of windows to the roof and the front with views. There is a wood burner as the central focal point along with a log store. Door and side window to the rear garden. Ample space for a dining table.

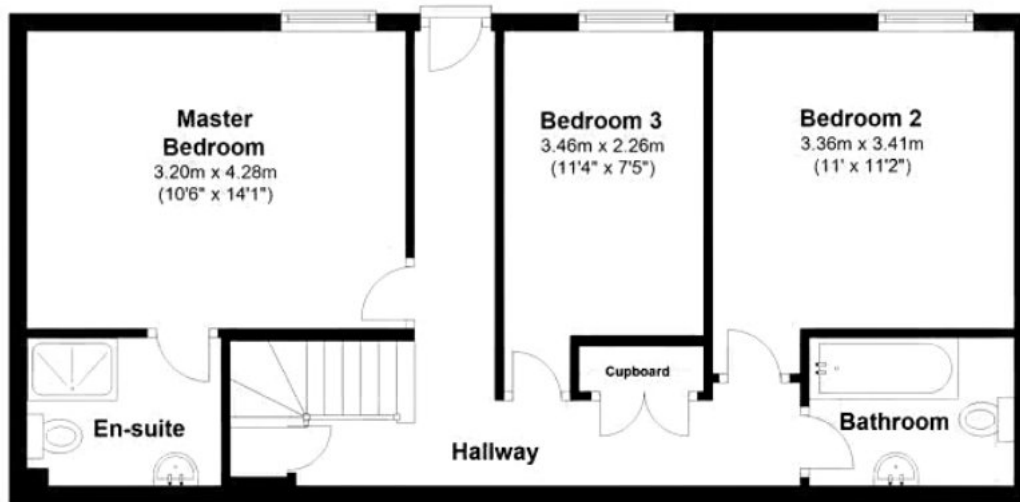
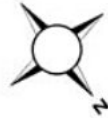
The kitchen offers a comprehensive range of drawers, cupboards and wall mounted cupboards with a Bosch oven, gas hob and extractor above. One and a half bowl sink, window, built-in dishwasher and a fridge. Adjacent is a useful utility with a sink, washing machine and space for a freezer. Gas boiler. There is a cloakroom with a WC, hand basin and two good sized storage cupboards.



3 West Hartley, Blackawton

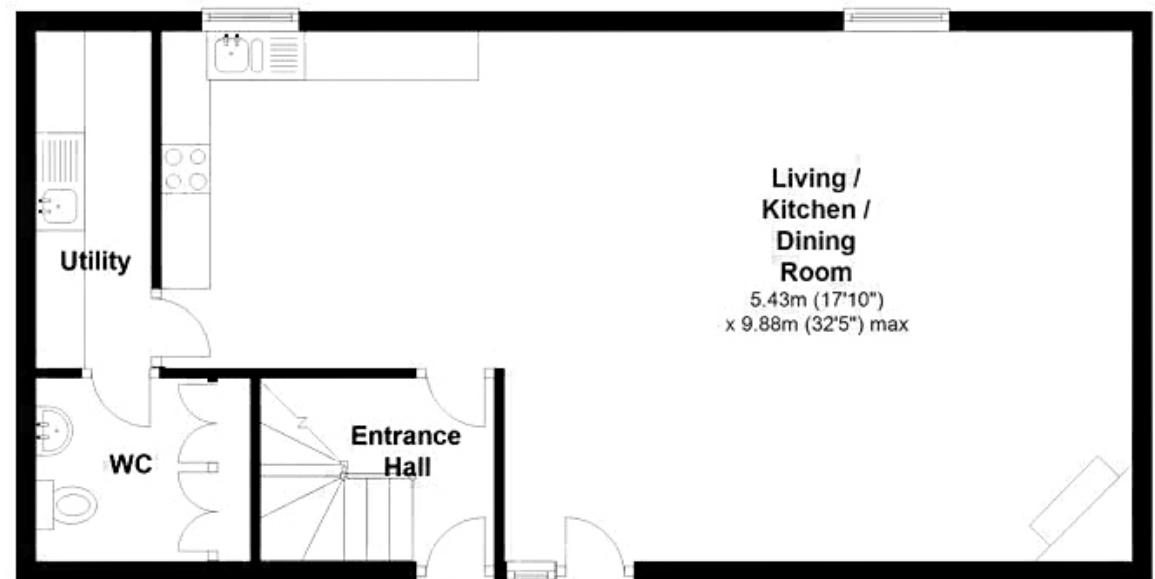
Ground Floor

Approx. 56.6 sq. metres (608.8 sq. feet)



First Floor

Approx. 59.6 sq. metres (641.7 sq. feet)



Total area: approx. 116.2 sq. metres (1250.5 sq. feet)

To the outside.

A very long, shared driveway leads to the first area of parking. A pathway leads to the front courtyard which offers an abundance of mature flowers, small trees and shrubs. To the front of the house is further established planting.

The driveway continues around to the rear of the property and beyond to the garages, one for the property having an up and over door, light and power. There is ample parking within the grounds.

The rear garden from the living room are a good size, laid to lawn with a large patio adjacent to the property. Towards the top of the garden is a further patio and a gate leading to the rear lane/access. Post and rail (dog proof) fencing.

The property benefits from around 6 acres of grounds with stunning south westerly views from the paddock and woodland.



Services

Main water and gas connected. Shared, private drainage.
There is a yearly fee of £1,300 for the maintenance and upkeep of the communal areas and drainage.

Council tax band : D
EPC : C
Property size approx. 1,250.5 sqft

Viewings

Strictly by appointment only through Millard Cook in Dartmouth. If you wish to visit Dartmouth by helicopter or yacht, please contact the office to discuss suitable helicopter landing sites, moorings and transportation within the Dartmouth area. If you are unable to travel to Dartmouth, Millard Cook provide private online viewings upon request.



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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