



Parkside Barn, Plympton, PL7 5AP

CHRISTOPHER'S  
— SOUTH HAMS —



# Parkside Barn, Plympton, PL7 5AP



Waiting for you at the end of a shared and privately owned country track sits this immaculate 3 bedroom detached converted barn.

From the central porch, step inside the spacious entrance dining room acting as a social hub to the whole home. To the left is the large sitting room with its picture window looking across the gardens. With mindful integrated storage this room offers both a functional and family space to spend time. The newly fitted log burner sits proud underneath an oak lintel and brings a cosy feel to this super room.

The kitchen/breakfast room welcomes you on the other side of the dining room and whilst this exceptional barn conversion has been recently and extensively renovated throughout, the current owners have left scope for a potential extension (strc) from this room. An upgraded downstairs cloakroom and utility room complete this side of the property.

Upstairs, are three generous double bedrooms, the master boasting a range of built-in wardrobes and well-appointed ensuite shower room. There is also a luxurious family bathroom and ample storage on the landing as well.

All rooms in this stunning home take in views of the large garden and grounds that sweep around the barn.

Outside there is a large parking and turning area with space for a number of vehicles and to the side is an area of hard-standing leading to the garage with light and power connected. The gardens are mainly laid to lawn dappled with different areas from which to rest and enjoy this splendid slice of countryside.

There is no onward chain and Christopher's South Hams will be thrilled to show you around.

## Key Features

- Detached Barn Conversion

Rural Yet Convenient Location

Extensively Renovated

Downstairs Cloakroom

Utility Room

2 Reception Rooms
- 3 Double Bedrooms

Ensuite and Family Bathroom

Potential for Further Extension (strc)

Large Plot

Garage and Ample Parking

No Onward Chain

## Situation & Amenities

Parkside Barn nestles betwixt the small South Hams village of Sparkwell and the old stannary town of Plympton. Sparkwell gives superb access to the Dartmoor National Park and South Devon coastline as well as playing host to a church, parish hall, nursery and primary school. If you listen carefully you may hear the lions roar with the Dartmoor Zoo on your doorstep or enjoy a treat at the nearby Welbeck Manor Country Hotel and Golf built by Isambard Kingdom Brunel. Richly steeped in history, nearby Plympton is sited on an ancient trackway called 'the Ridgeway' from Dartmoor with its earliest surviving documentary reference coming from an Anglo-Saxon charter reading 'Plymentun' deriving from the adjective plymen meaning 'growing with plum-trees', or 'Plum-tree farm'. Alternative derivations suggest a possible relationship to the Latin plumbum which means 'tin' and may be a nod to the town's history as an important trading centre for locally mined tin. Today, Plympton sits in the shadow of the now ruined Norman motte-and-bailey castle that still dominates the landscape. The town in general retains its medieval street pattern and together with a number of historic buildings, variety of architecture as well as the nearby Iron Age hill fort of Boringdon Camp, there are details all around to attest to the town's varying past. Plympton now offers a bustling hub with a wealth of amenities including retail, primary and secondary schools, healthcare services, leisure facilities, sports clubs, pubs and cafes and places of worship which altogether manages to preserve a village feel for this ever-developing town. The renowned Ivybridge Community College runs a free bus service from the end of this home's driveway and additional excellent transport links give access to the larger surrounding towns and vibrant waterfront city of Plymouth.

### Services

Oil Fired Central Heating. Mains Electricity.  
Mains Water. Private Drainage.

### Local Authority

South Hams District Council,  
Follaton House, Totnes, TQ9 5NE.

**Council Tax Band: F**

### Tenure

Freehold.

### Viewings

Strictly by appointment through  
Christopher's South Hams  
01752 746 550

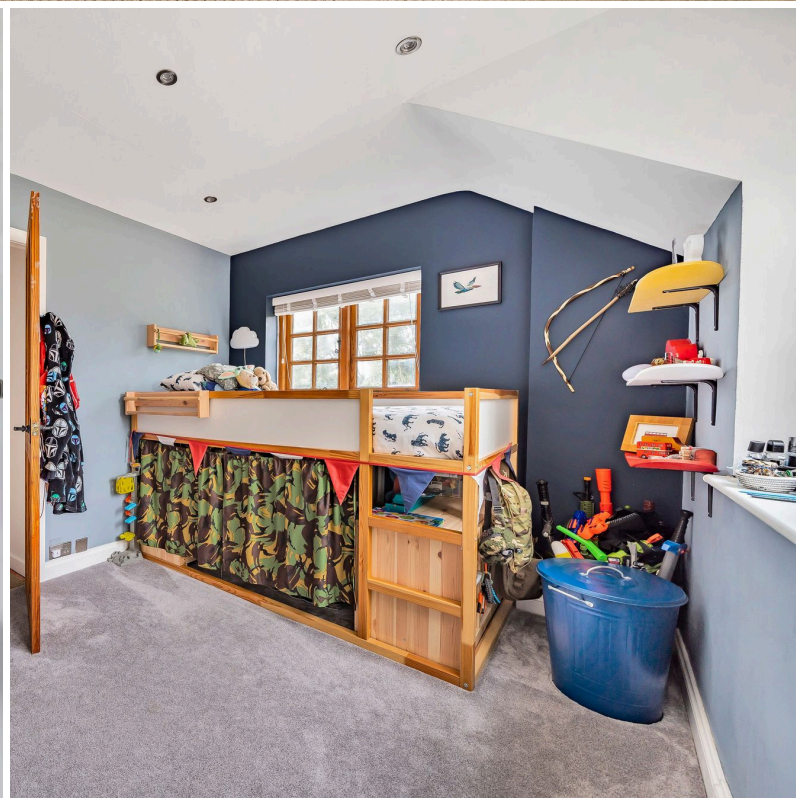














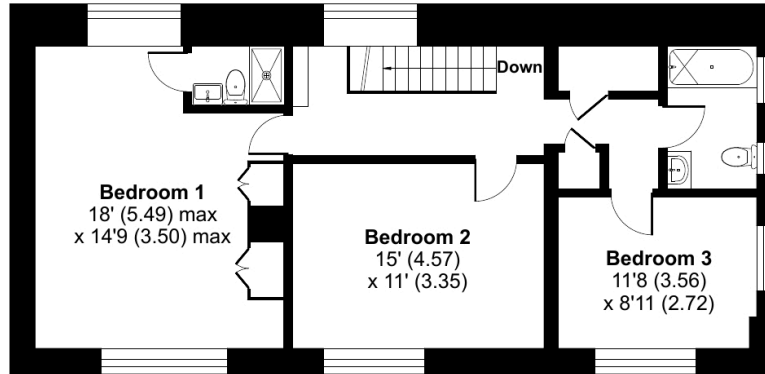
## Parkside Barn, Plymouth, PL7

Approximate Area = 1576 sq ft / 146.4 sq m

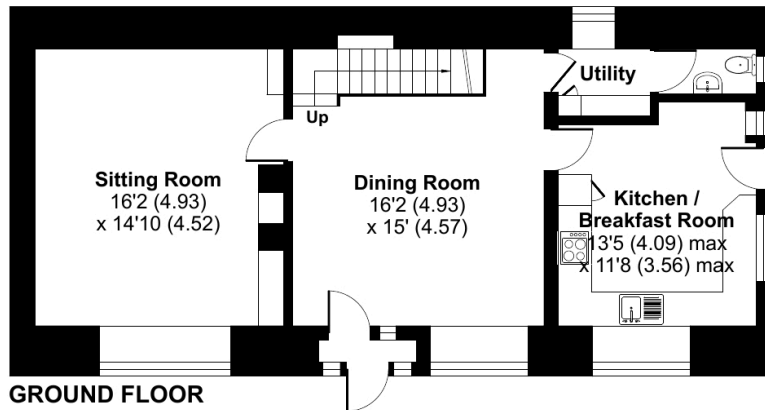
Garage = 232 sq ft / 21.6 sq m

Total = 1808 sq ft / 168 sq m

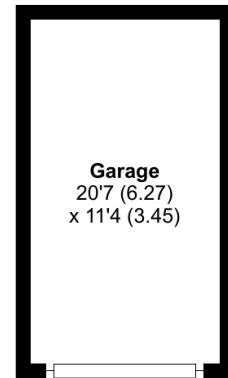
For identification only - Not to scale



FIRST FLOOR



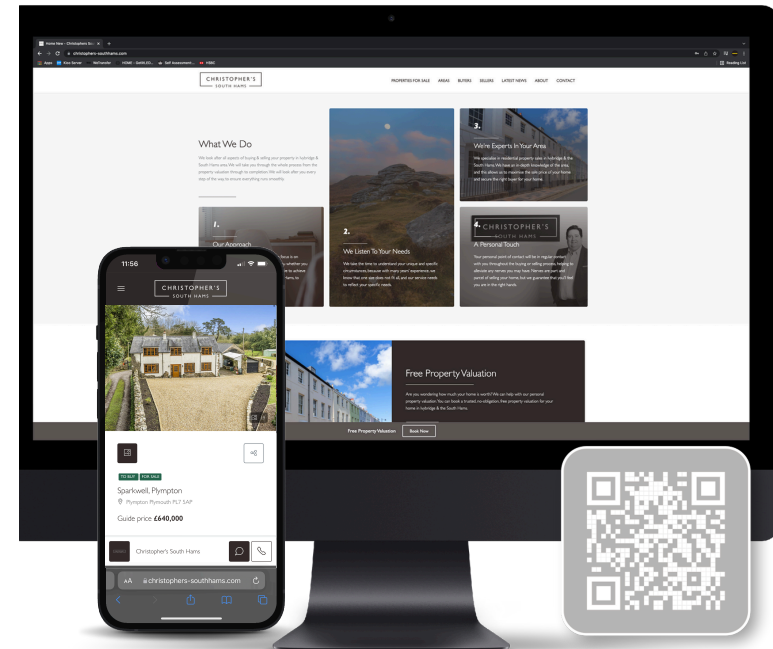
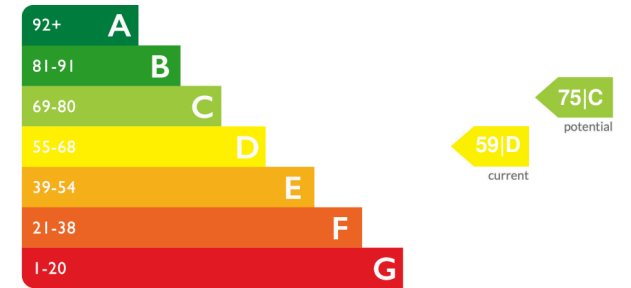
GROUND FLOOR



Not Shown in Position



## Energy Efficiency Rating



See more great properties or arrange your viewing by visiting us online at [www.christophers-southhams.com](http://www.christophers-southhams.com)

**CHRISTOPHER'S**  
SOUTH HAMS

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Christopher's South Hams, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Christopher's South Hams has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

6 PYNEWOOD HOUSE, 1A EXETER ROAD, IVYBRIDGE DEVON PL21 0FN  
+44 (0)1752 746 550 | [OFFICE@CHRISTOPHERS-SOUTHAMS.COM](mailto:OFFICE@CHRISTOPHERS-SOUTHAMS.COM)

 **Certified Property Measurer**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Christopher's South Hams Ltd. REF: 1109032