



THE HAYLOFT
OFFERS OVER £475,000

Outstanding 3 Bedroom Barn Conversion
LEWDOWN

MILLER TOWN & COUNTRY
exp UK



HL

The Hay Loft

- » CHAIN FREE
- » Exceptional 3 Bedroom Barn Conversion
- » Skillfull Craftmanship Evident Throughout
- » Dual aspect Lounge w/ Access to Gardens
- » Vaulted Ceilings with Exposed Beams
- » South-Facing Rear Garden
- » Underfloor Heating Throughout
- » Rural Yet Accessible Location



The Property

This CHAIN FREE 3 bedroom barn conversion is just over 15 years old and has been cherished by the owners during their time here.

The superior craftsmanship is evident everywhere you look, including the plaster work with its soft, rounded corners, solid wood flooring, high spec kitchen and bathrooms, underfloor heating throughout and vaulted ceilings with attractive exposed beams upstairs.

Accommodation

The front door opens into a spacious entry hall with a velux window casting light on the staircase ahead. To the right is the 14'6" x 14'1" dual aspect lounge with a stylish wood burner and french doors opening to the front and rear gardens. Opposite is the dining room, again with access to the garden, and the chef's kitchen is beyond with its extensive work surfaces, cupboards and induction range. Off the kitchen is a boiler room and a large pantry with ample storage, and rounding out the ground floor is a WC.

The stairs lead to a galleried landing, providing access to the three double bedrooms. The primary bedroom has an en suite shower room and two built in wardrobes, the secondary bedroom has one built in wardrobe, and there is a spacious family bathroom. This is a truly magnificent property that seamlessly blends character and practicality, and it is equally suited to full time use by a busy family or a lock up and leave for those with itchy feet.





HL
The Hay Loft





Outside

The enclosed rear garden is south facing and thus benefits from sun throughout the day, and it features a lawn, summerhouse and mature trees and shrubs.

To the front is an enclosed cottage garden with mature shrubs and flower beds. The gardens provide plenty of space to enjoy the outdoors and at the same time are easy to maintain.

There is one allocated parking space to the front of the property with an electric car charger installed, an additional allocated parking space and a single garage with power and boarded loft area providing extensive storage.

*Summer images provided by vendor

Location

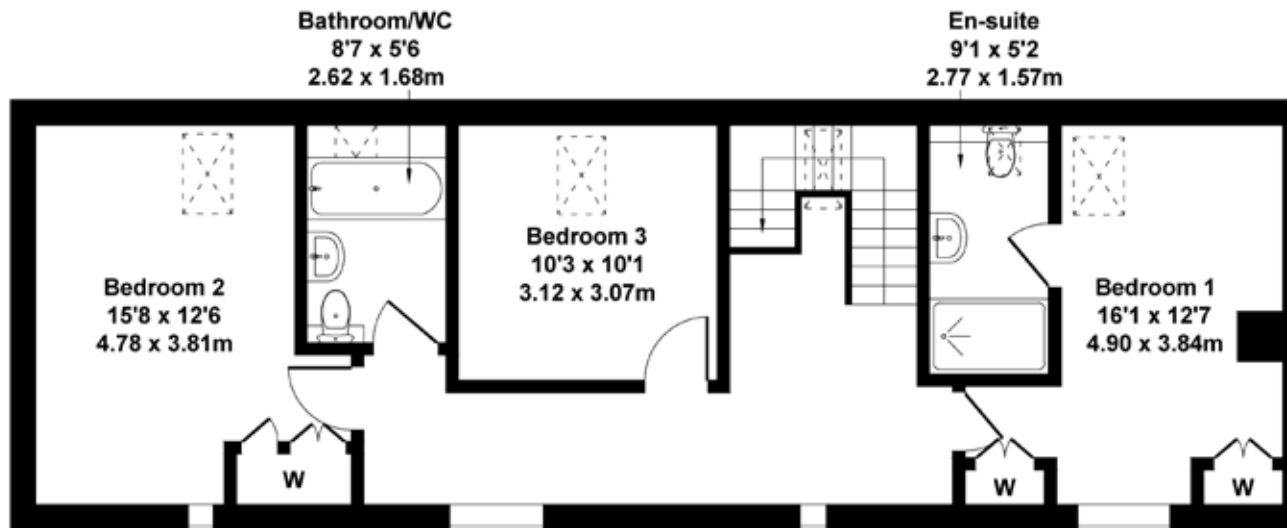
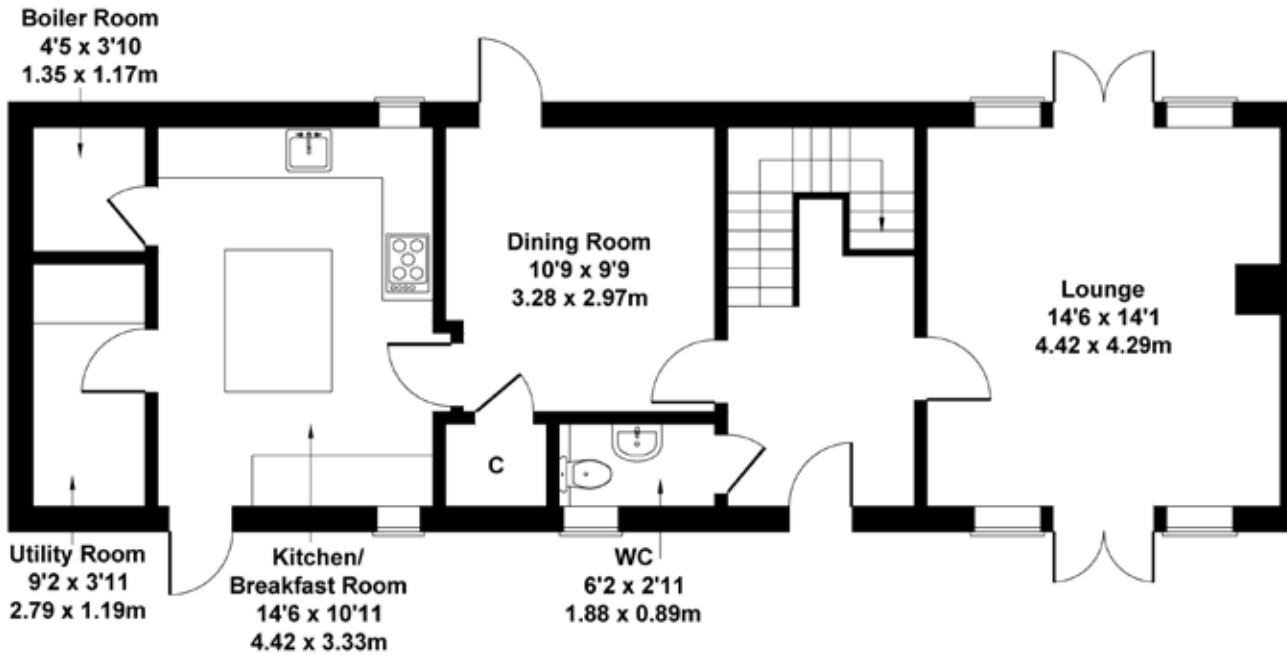
The location of this home is as impressive as the home itself, with its small friendly community, peace and quiet, gorgeous countryside views, easy access to public footpaths for a ramble and accessibility to the A30 dual carriageway. You are spoilt for choice when it comes to outdoor pursuits, with Roadford Lake less than 4 miles distant, the village of Lydford with the National Trust Lydford Gorge and access to Dartmoor only 7 miles away and the North Cornish beaches under 30 miles from the doorstep.

The small villages of Lifton and Lewdown are just 2 miles away and there one can get the essentials at the Village Stores and Post Office and enjoy a meal and a drink at the popular Blue Lion in Lewdown or the Arundel Arms in Lifton. Launceston the former capital of Cornwall is just 6 miles away and the historic stannary town of Tavistock with its indoor pannier market is 9 miles and a twenty minute drive away. Both these towns offer a wide array of amenities including supermarkets, a fine selection of independent retailers and excellent restaurants. Primary schooling is available at Lewtrenchard, adjacent to Lewdown and additional primary and secondary schooling is available in Launceston, Tavistock and Okehampton.



The Hayloft

Approximate Gross Internal Area
1482 sq ft - 138 sq m
























Not to Scale. Produced by The Plan Portal 2025
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Agent's Notes

A management company owned by the 8 owners of Allerford Barns is responsible for the general upkeep and maintenance of the communal areas, including paths, driveways and the sewage treatment plant. The management company charge for 2025 is £574.48.

KEY INFORMATION

-  3 Bedrooms
-  2 Bathrooms
-  2 Reception Rooms
-  Private Parking & Garage
-  Not Listed
-  Heating: LPG
-  Utilities: Mains electricity & water. Shared private drainage (management company-maintained). Bulk LPG for barn development
-  Restrictions: No parking of caravans/motorhomes. No running of business. No toys or laundry left in communal areas.
-  Easements, Wayleaves: None known
-  Public Rights of Way: None
-  Flooding: None known
-  Notable Construction Materials: Timber-framed windows
-  Building Safety Concerns: None known
-  Mining Area: No
-  Planning Permission / Proposed Developments: None known
-  EPC Rating: D (64)
-  Council Tax Band: E
-  Tenure: Freehold
-  Broadband: Ultrafast (FTTP)
-  Indoor - Limited
Outdoor: Likely
-  Step-Free Access

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