



Spindle, Hareston Farm Barns, Nr Yealmpton PL8 2LD



Guide Price £650,000 - £675,000

Accommodation

Spindle is a superb barn conversion enjoying a number of particular features including zoned under floor heating and built-in ceiling speakers throughout, high-specification kitchen and bathrooms and a lovely, private garden facing the communal orchard and paddock.

A part glazed front door leads into the open plan living accommodation which comprises kitchen, dining and living spaces with engineered oak flooring and an abundance of natural light from the five windows along the front elevation and French windows to the side. The Kitchen is fitted with a range of wall and base units with quartz work surfaces over and cupboards and drawers under incorporating an inset 1½ bowl stainless steel sink unit with mixer tap, Siemens appliances including two ovens, microwave and coffee maker, built-in American-style fridge/freezer, and a substantial island with inset hob and breakfast bar. There is ample space for a dining table and chairs and the living area benefits from a gas burning stove on a slate hearth in addition to the French windows with sidelights leading out to the garden. A door from the kitchen leads into the Utility Room which is fitted with wall and base units with work surface over and cupboard under incorporating space for washing machine, tumble dryer and full height fridge/freezer or wine cooler. A further door leads on to the Downstairs WC which has a frosted window to the front, low level WC, built-in cupboards (one housing the LPG boiler), a wall mounted sink unit with mixer tap and splashback tiling. The Utility and WC both have tiled flooring.



First Floor

A beautiful wood and glass staircase rises from the living area with an under stairs storage cupboard, and turns to the First Floor Landing which enjoys a vaulted ceiling with Velux window, two high-level loft storage rooms with ladder and access to all upstairs rooms.

Bedroom 1 is a very generous size and enjoys a dual aspect with two windows to the side providing beautiful views over the communal field and woodland beyond, and one to the front. A door leads to the En-Suite Shower Room which has a frosted window to the front and is fitted with a shower cubicle with rainfall shower plus additional hand-held shower attachment, a low level WC, bidet, wall mounted sink unit with mixer tap, drawer under and mirror over, fully tiled walls and floor and a heated towel rail.

The two remaining bedrooms are both double-sized rooms with windows to the front and one has a useful eaves storage cupboard. The Family Bathroom has a frosted window to the front and is fitted with a matching suite comprising a panelled bath with mixer tap, hand-held shower attachment and rainfall shower over, low level WC, wall mounted hand basin with mixer tap, cupboard under and mirror over, fully tiled walls and floor and heated towel rail.

Outside

To the front of the property is a pathway to the front door and leading to the side garden gate, bordered by low level privet hedging, a pair of ornamental yews and a well-established wisteria.

The garden provides a high degree of privacy with fenced and hedged perimeters and is a wonderful low-maintenance space ideal for dining al-fresco, being mainly paved with a good array of flower and shrub borders well-stocked with a variety of mature specimens including agapanthus, rose, lavender, bay and rosemary.

Garage

The current owner is offering the property for sale with one Garage, but two further inter-connected units are available by separate negotiation. All are very good sizes with multiple power sockets, upgraded strip lighting, epoxy resin sealed floors and painted walls. Two of the garages also have space for parking in front. Plenty of additional visitors' parking is available with one bay utilised as a car washing point with water and power points.

Communal Grounds

A paddock of approximately 3½ acres provides a fantastic area for residents to exercise, enjoy a picnic or walk a dog. Residents have in the past enjoyed summer barbecues here, which is a wonderful way to socialise with the neighbours if so desired.

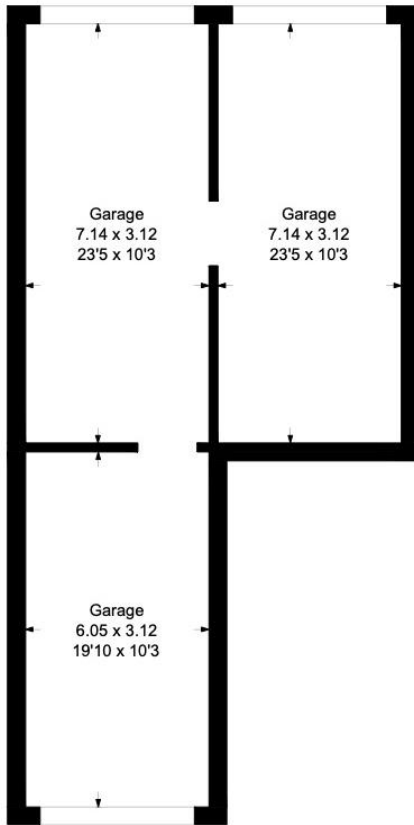
Management Company

Each of the owners of Hareston Farm Barns are shareholders in a management company which owns and maintains the communal grounds, driveway and private drainage system. The annual management charge is approximately £984.00 and includes drainage costs, along with regular mowing and general maintenance of the communal areas.

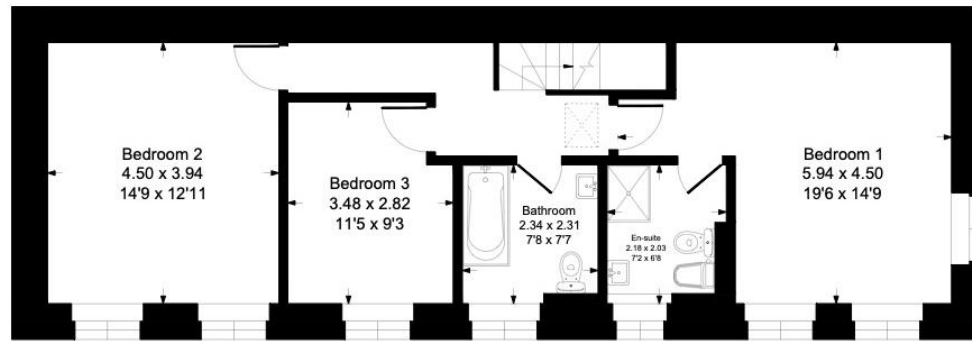


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	68 D
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Floor Area = 136.8 sq m / 1473 sq ft
 Garage Area = 65.0 sq m / 700 sq ft
 Total Area = 201.8 sq m / 2173 sq ft



Garage



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Further Information

As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you; however, we recommend that you verify any information given during the conveyancing process.

Local Authority: South Hams District Council.

Council Tax: Band F.

Tenure: Freehold.

Services: LPG boiler located in downstairs WC for hot water and underfloor heating, with zoned heating throughout. Mains water and electricity. Full fibre optic broadband. Private drainage plant serving all the properties at Hareston Farm Barns included in management company costs. LPG underground tanks serve the barns which are regularly topped up with each property being individually metered.

Parking: Single garage from a choice of three (two others available by separate negotiation), two of which have parking space in front, plus extensive visitors' parking.

Restrictive Covenant: Whilst the property can be used as a second home or long term AST, there is a restrictive covenant preventing holiday lets.

What3Words: pats.speedy.rail.

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