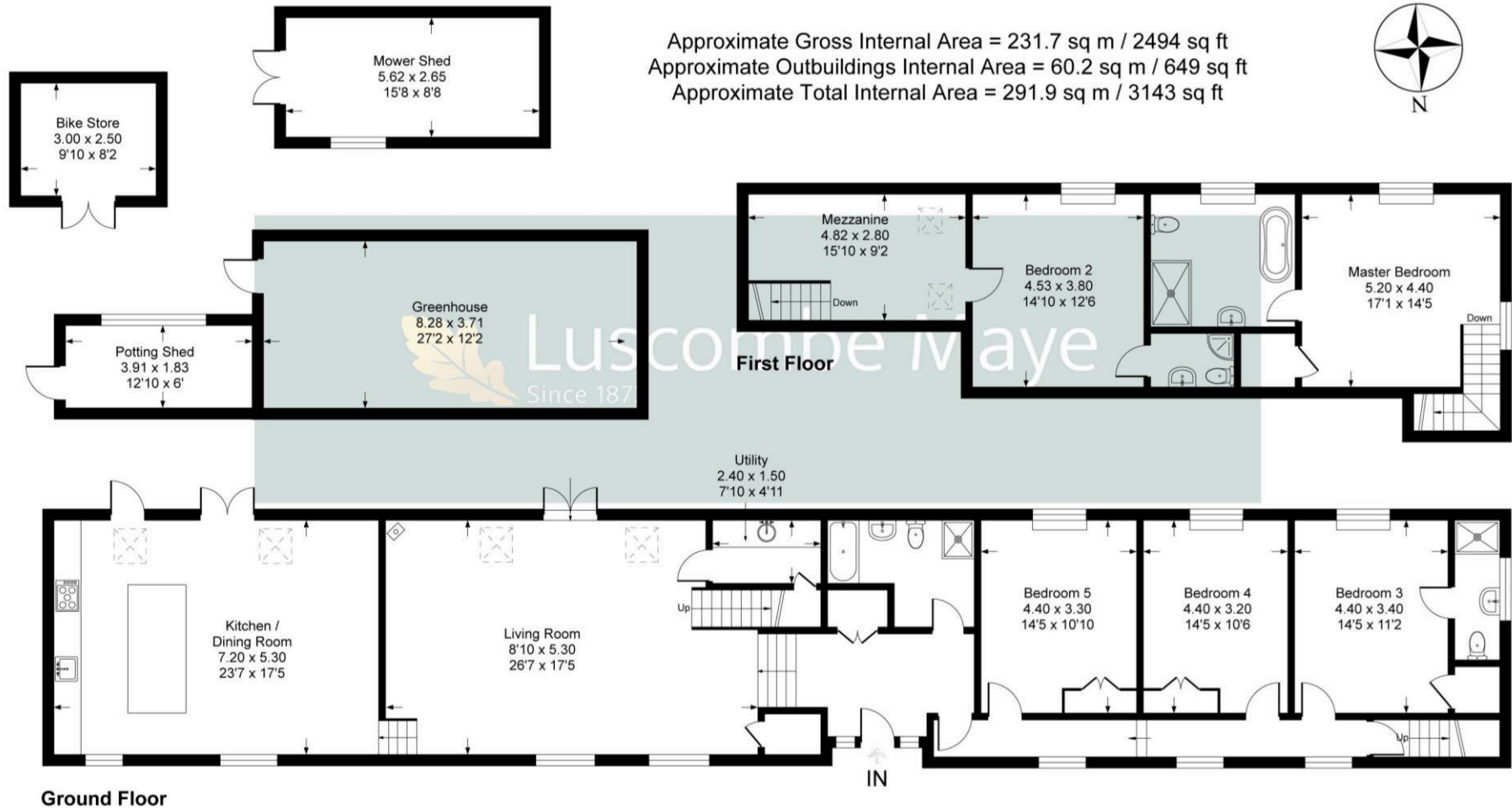


The Dairy Barn, Plympton House Estate, Plympton St Maurice, PL7 2JJ





Approximate Gross Internal Area = 231.7 sq m / 2494 sq ft  
Approximate Outbuildings Internal Area = 60.2 sq m / 649 sq ft  
Approximate Total Internal Area = 291.9 sq m / 3143 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced by Devon Property Photography for Luscombe Maye

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs, and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

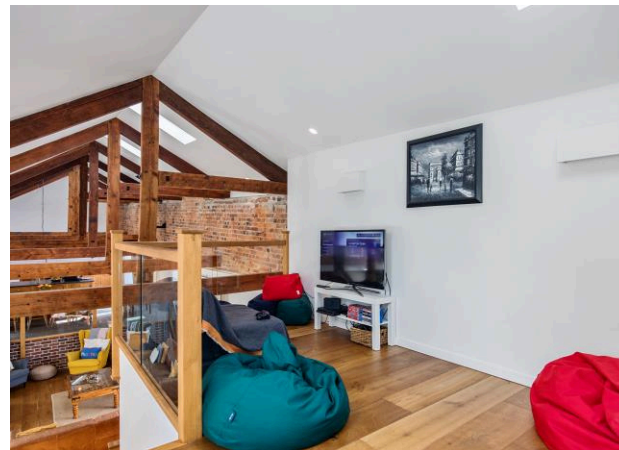


Yealmpton:  
The Old Bakery, Market Street,  
Yealmpton PL8 2EA  
01752 880044  
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Guide Price £950,000

**Description** Dating in parts to the early 19th Century, this outstanding detached barn was converted and substantially extended in 2018 by the current owners, creating a wonderful family home full of charm and character, which also boasts spacious rooms with an abundance of natural light from large windows and Velux throughout. Set in a plot just shy of one acre, over three large walled gardens, this hidden gem enjoys a plethora of features, both beautiful and practical, which enhance the living experience beyond the commonplace. Internally, the old has been seamlessly united with the new, pairing original oak beams and vaulted ceilings, oak plank lift-latch doors and exposed brickwork, with oak and glass balustrading, extra-wide oak plank flooring to most rooms and slate tiled flooring in the kitchen, bathrooms and entrance. Other mod-cons include underfloor heating throughout the ground floor with individual thermostats in each room, CAT5 hard wired Wi-Fi points and superfast fibre broadband to the property.



## 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 & Council Tax:** Plymouth City Council; Band F

**Tenure:**Freehold. **Construction:**Standard.

**Broadband:** Superfast broadband. FTTP. CAT5 cabling in all

bedrooms. <https://checker.ofcom.org.uk>.

**Services:** Mains gas, electricity, water and drainage. Water underfloor heating throughout ground floor, electric underfloor heating to master en-suite and cast iron radiators to two first floor bedrooms.

**Parking:** Private driveway parking for several vehicles. Electricity supply present for potential EV charging point.

**What3Words:** ///cheer.aware.player

**Management Company:** The driveway and common areas are owned by Plympton House Management Limited, in which each of the fourteen properties of the Plympton House Estate hold an equal share with equal voting rights. The company is responsible for maintaining the common areas and charges a service charge of £300 p/a. There is an Annual General Meeting where matters, including who the directors are, can be voted upon. There is no third party management involved in order to keep costs low.

Plympton House Management Limited company number 10622658.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			