



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



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 Veluxes 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, 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.

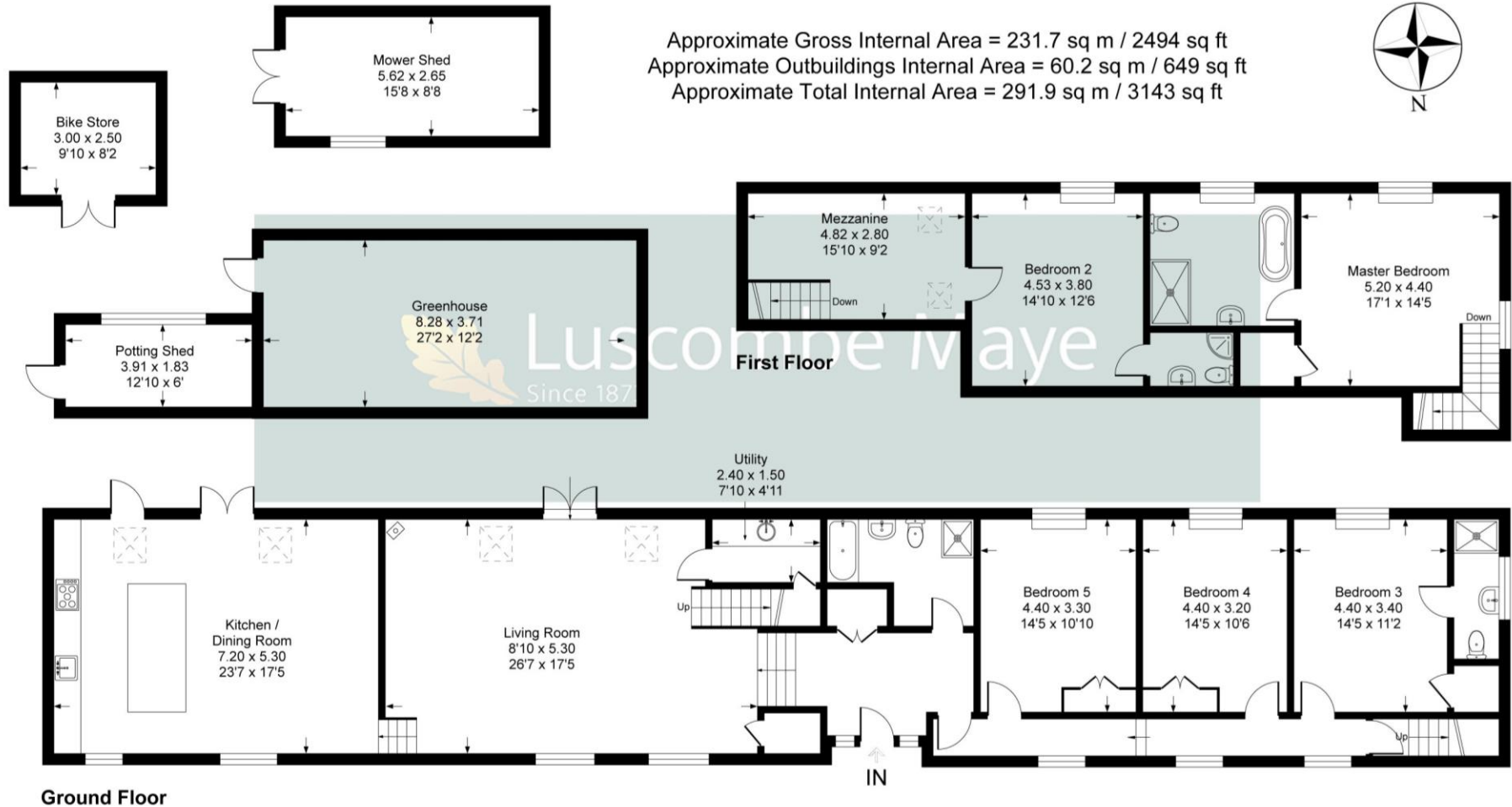


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Identification purposes only



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

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