



**Connells**

Oakley Barn Godwell Lane  
Ivybridge





## Property Description

This residence features expansive open plan living throughout flooded with natural light, combining the original features and modern aesthetics. As you enter into the heart of the home, you have a warm inviting living/family room, ideal for unwinding and entertaining guests, a hallway with floor to ceiling windows providing further access to two double bedrooms with bathroom, continuing the modern feel. A dining room/snug creating a peaceful area whilst offering access to the first floor, sporting a thoughtfully designed primary bedroom with original wooden beams, en-suite and sun-drenched roof terrace for evenings and early mornings overlooking the gardens and neighbouring fields.

Flowing effortlessly from the dining room you have a substantial kitchen with contemporary floor and wall units. A fourth double bedroom with easy access to a well-maintained shower room and an office/study area can also be found on the left wing of this stunning complex.

A separate building with lounge, kitchen and bedroom offering the potential for multi-generational living continuing the showhome and sleek condition.

Externally and approached via an immense driveway to a gravelled parking area for many cars. A beautifully designed patioed area used for summer gatherings. A beautiful lawned front garden protected by greenery and landscaped bushes. To the rear a second large garden and a multi-use outbuilding.

This property is marketed with NO CHAIN.  
CONTACT AGENT FOR FURTHER

## INFORMATION.

### Ground Floor

#### Living Room/Family Room

27' 8" x 14' 8" ( 8.43m x 4.47m )

#### Dining Room/Snug

12' 9" x 28' 3" ( 3.89m x 8.61m )

#### Kitchen

12' 9" x 13' 9" ( 3.89m x 4.19m )

#### Bedroom Two

11' 8" x 13' 1" ( 3.56m x 3.99m )

#### Bedroom Three

14' 2" x 9' 5" ( 4.32m x 2.87m )

#### Bedroom Four

10' 7" x 9' 8" ( 3.23m x 2.95m )

#### Office

11' 9" x 8' 8" ( 3.58m x 2.64m )

#### Shower Room

#### Bathroom

#### Bathroom

## FIRST FLOOR

#### Bedroom One

13' 4" x 22' 10" ( 4.06m x 6.96m )

#### En-Suite

#### Terrace



## ANNEX

### Kitchen/Dining Room

17' 8" x 9' 2" ( 5.38m x 2.79m )

### Living Room

17' 8" x 18' 4" ( 5.38m x 5.59m )

### Bedroom

13' 1" x 15' 3" ( 3.99m x 4.65m )

### Shower Room

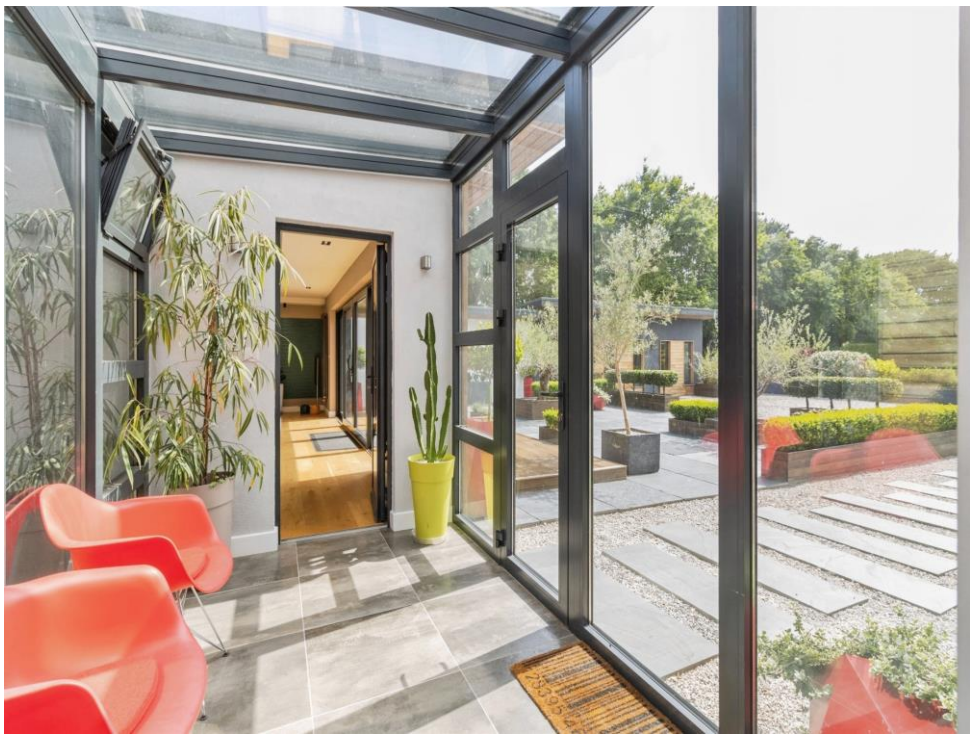
### Outbuilding

### Double Garage/Workshop

49' 6" x 16' 8" ( 15.09m x 5.08m )













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01752 674 467**  
**E [plymouth@connells.co.uk](mailto:plymouth@connells.co.uk)**

32 Mannamead Road  
 PLYMOUTH PL4 7AA

EPC Rating: D Council Tax  
 Band: E

Tenure: Freehold

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