



Connells

Harraton Barns
Modbury Ivybridge

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Modbury Ivybridge PL21 0SU

for sale offers in excess of
£500,000



Property Description

Set in a peaceful rural enclave, 1 Harraton Barns is a striking four double bedroom home that combines sophisticated design with practical family living. Finished to a high standard throughout, this thoughtfully converted barn offers light-filled spaces, quality finishes, and a seamless connection to its beautifully landscaped gardens.

The expansive kitchen, dining, and living space is the centrepiece of the home - featuring sleek cabinetry and premium integrated appliances including a Smeg oven, microwave, warming drawer, and full-height fridge and freezer. The open-plan layout allows for flexible living, including space for a large dining table and a snug or lounge area. The adjoining living room is a cosy yet spacious retreat, complete with dual-aspect windows, garden access, and a wood-burning stove for year-round comfort.

Upstairs leads to a generous landing and four well-proportioned double bedrooms. The principal suite offers a modern en-suite and built-in wardrobes, while the remaining rooms are served by a contemporary family bathroom.

Outside, the property enjoys extensive gardens front and rear. The main front garden is level and enclosed - perfect for family life - while an additional lawned area adds privacy. The gated driveway provides parking for three vehicles and ideal storage for boat or caravan owners. To the rear, the landscaped garden has been cleverly designed over multiple levels, offering a series of peaceful seating areas.

Kitchen/Dining Room

23' 5" max x 11' 11" max (7.14m max x 3.63m max)

Three double glazed windows to sides, underfloor heating throughout ground floor, polished concrete floor, sink with hansgrohe tap over and draining board, hidden spice

rack, wall and base mounted units, integrated appliances such as double fridge freezer, induction hob and overhead extractor, dishwasher, microwave with oven and warming draw under. access to lounge and utility space.

Utility Room

7' 6" max x 4' 10" max (2.29m max x 1.47m max)

Valliant Boiler, dual space for appliances, wall and base mounted units, entrance to downstairs WC with wash hand basin, low level WC, double glazed window to side, radiator.

Lounge

20' 9" max x 17' 5" max (6.32m max x 5.31m max)

Double glazed french door to front, wide double glazed door to rear, feature window to front, log burner with granite surround, central oak staircase to first floor.

1st Floor Landing

Two radiators.

Bedroom 1

14' 11" max x 11' 4" max (4.55m max x 3.45m max)

Feature double glazed window to front with deep slate sill, radiator, access to master ensuite.

Ensuite

8' 5" max x 5' 8" max (2.57m max x 1.73m max)

Heated towel radiator, bath with shower over, low level WC, wash hand basin, mounted mirror with light.

Bedroom 2

11' 11" max x 10' 9" max (3.63m max x 3.28m max)

Dual aspect, two double glazed feature windows to rear and side, radiator.

Bedroom 3

13' 4" max x 8' 5" max (4.06m max x 2.57m max)

Double glazed feature window to rear, Velux sky light, loft access, radiator.

Bedroom 4

12' 8" max x 8' 11" max (3.86m max x 2.72m max)

Double glazed window to front, Velux sky light, radiator.

Bathroom

9' 2" max x 5' 8" max (2.79m max x 1.73m max)

Low level WC, wash hand basin, shower cubicle, heated towel radiator, mounted mirror with lights and charging socket, extractor.

Workshop/Outbuilding

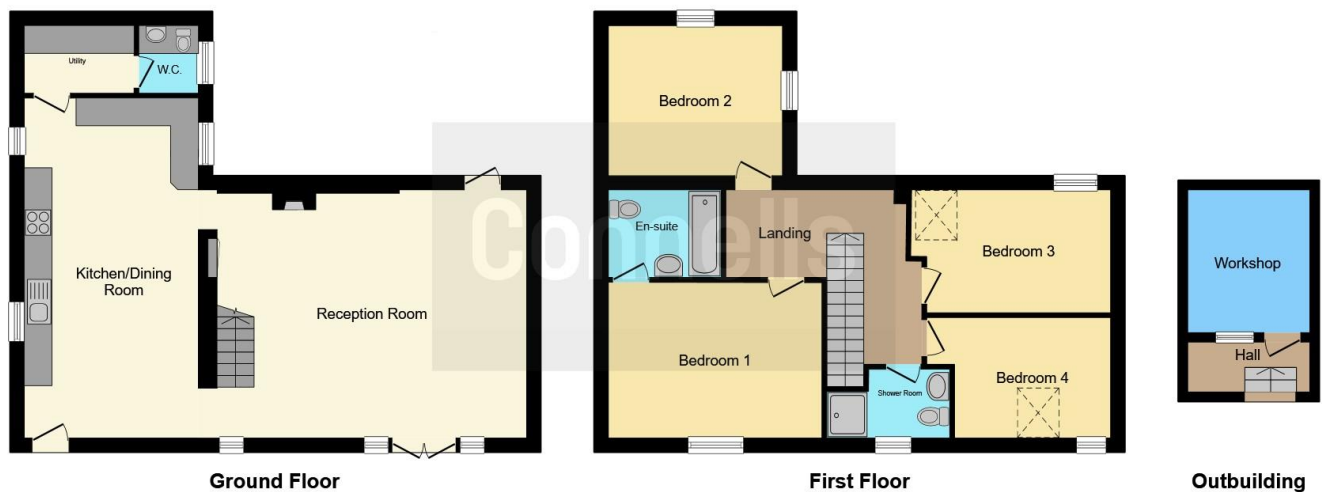
9' 10" max x 8' 5" max (3.00m max x 2.57m max)

Storage shelves and bench with electric and lighting.

Special Features

Fully boarded loft with light, double plug socket in rear garden, Underfloor heating throughout ground floor, central oak staircase, character throughout, wrap around rear garden, plot of land to front, high specification, separate utility and WC, starlink broadband, separate outdoor workshop, Skylights in bedrooms 3/4.





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11 Glanvilles Road Glanvilles Mill
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EPC Rating: D Council Tax
 Band: F

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Tenure: Freehold



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