



HARRISON  
LAVERS &  
POTBURY'S



# 34 Barn Hayes Sidmouth EX10 9EE

£800,000 FREEHOLD

**Enjoying stunning views over the Valley to the surrounding hills, a spacious four/five bedroom, detached chalet-style house with landscaped south facing gardens.**

This spacious and attractive detached property has, in recent years been the subject of considerable improvement and expenditure and has been substantially extended to both the ground and first floor to create what is now a very beautiful home. The majority of the accommodation takes full advantage of the southerly aspect and the views across the Sid Valley.

An extensive block paviour driveway provides ample parking and the gardens have been landscaped, the majority being to the rear and again taking full advantage of the aspect.

The accommodation offers lots of flexibility with bedrooms both to the ground and first floor. On entering the property, a new double glazed front door opens to the reception hall which has tiled flooring along with built-in storage cupboards and there is a useful cloaks/WC which is fitted with a modern white suite.

A cosy sitting room enjoys a dual aspect and has fitted alcoves to one wall with a fitted TV along with an inset electric fire.

Enjoying a southerly aspect is a stunning kitchen/dining/family room with two sets of sliding patio doors taking in the views and also throwing lots of light back into the property. This room spills out onto a large, raised outside terrace, which offers privacy and is ideal for entertaining.







The kitchen area offers an excellent range of storage units along with solid wood work surfaces and incorporates a large central island offering further storage and a breakfast bar. Appliances comprise a freestanding Rangemaster cooker with double ovens and induction hob along with a matching cooker hood and freestanding fridge/freezer and dishwasher. Tiled flooring and glazed double doors link with the reception hall.

A separate utility room offers further storage and sink and there is a cupboard containing space and plumbing for a washing machine with tumble drier areas above and there is a back door leading to further patio areas.

The ground floor also offers two double bedrooms, one being to the rear aspect and enjoying the views with French doors leading onto the terrace. This bedroom also has an en-suite shower room with attractive tiling to both the floor and walls and is fitted with a modern white suite comprising a large shower cubicle, WC and wash basin.

From the reception hall a staircase rises to the upper floor where a good size landing has two Velux roof windows providing plenty of light. There is an airing cupboard with light and slatted shelving and access to a large partly boarded roof space.

The first floor offers three double bedrooms all being to the rear aspect and taking full advantage of the views. The master bedroom has an en-suite shower room and there is a separate family bathroom which has a roll-top bath and along with the en-suite has attractive tiling and is fitted with a modern white suite.

The property also benefits from having uPVC double glazed windows and gas fired central heating is installed.

The gardens being mainly to the rear are mainly laid to lawn with adjoining well stocked shrub borders and a patio area has been positioned to pick up the late evening sun. The raised terrace runs along the full width of the property and has railings and storage areas underneath.











There is further paving to both sides of the property linking the gardens to the front driveway and part of the original garage offers an excellent storage and has an electric roller door and side door for access.

The property occupies a slightly elevated position within a popular residential area. Nearby, along Woolbrook Road there are an excellent range of facilities and bus services to the surrounding area and Sidmouth's town centre and seafront, which provide an excellent range of amenities, are approximately a mile and a half away.

**OUTGOINGS** We are advised by East Devon District Council that the council tax band is E.

**SERVICES** Mains gas, water, sewerage and electricity are connected.

**POSSESSION** Vacant possession on completion.

**EPC:** C

**REF:** DHS02264

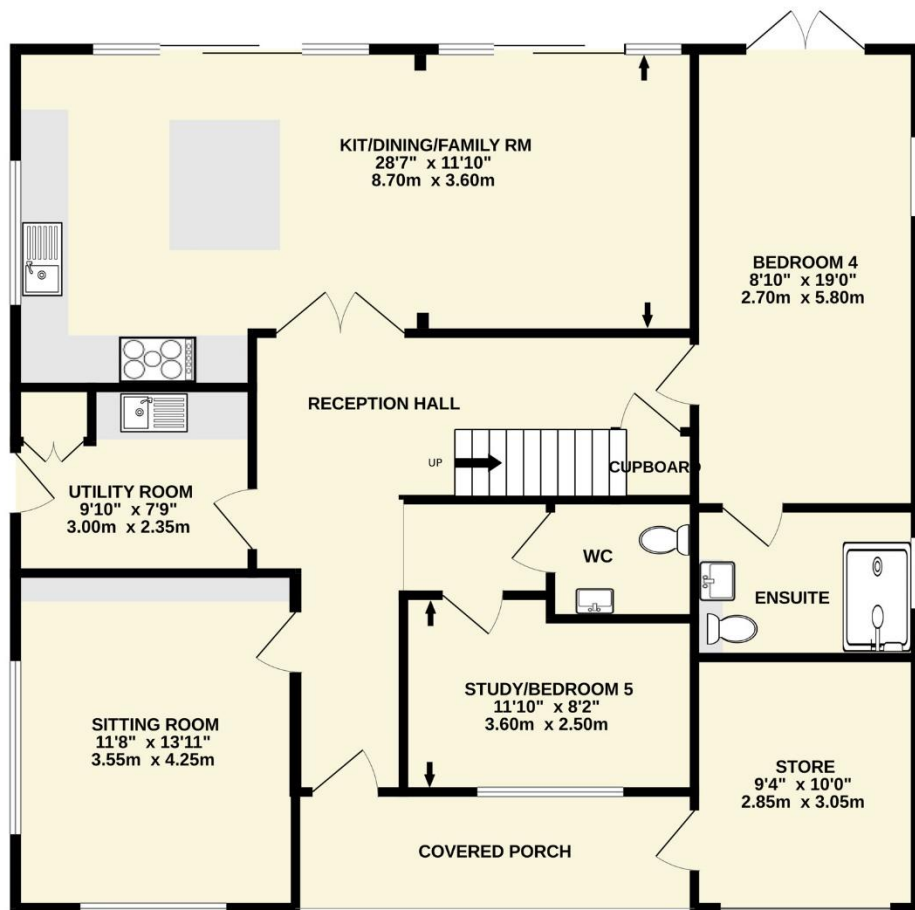
**BROADBAND & MOBILE** Basic and Superfast broadband are available with predicted speeds of 8 to 80 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.

**VIEWING** Strictly by appointment with the agents.

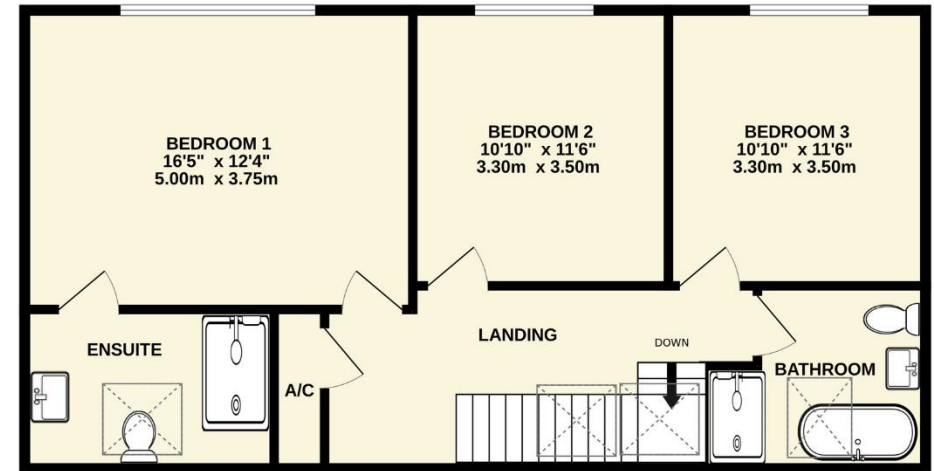


**IMPORTANT NOTICE** If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.

GROUND FLOOR  
1339 sq.ft. (124.4 sq.m.) approx.



1ST FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 2055 sq.ft. (190.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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