



Damson Hareston Farm Barns

Yealmpton, Plymouth, PL8 2LD

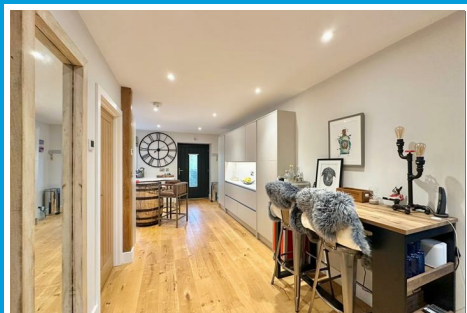
£550,000



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DAMSON, HARESTON FARM BARNs, PL8 2LD

LOCATION

This impressive development is surrounded by countryside and yet is conveniently accessible to both Brixton and Yealmpton and only a 5 minute drive to the Deep Lane junction onto the A38 Devon Expressway providing easy access into Plymouth. From this location both Dartmoor National Park and the South Devon coastline can be reached within a short drive. There is a school bus service to Ivybridge Community College.

ACCOMMODATION

Substantial entrance door with glazed inset opening into the large living space.

KITCHEN AREA

19'7 x 13'5 (5.97m x 4.09m)

Fitted with a range of quality contemporary high gloss finish units and quartz work-tops. Integrated stainless-steel sink unit with mixer tap. Integrated appliances include a NEFF induction hob with a glass splash-back and an extractor fan. NEFF oven with combination microwave. Built-in NEFF dishwasher. Samsung fridge-freezer. Window over the sink with a view to the front garden. Along one wall there is large built-in storage. Recessed ceiling lights. Beautiful engineered oak flooring with under-floor heating. Opening through to the living area.

LIVING AREA

A large bright and airy open-plan room with a lounge area and a dining area providing a fabulous entertaining space. Large under-stairs storage cupboard. Beautiful engineered oak flooring with under-floor heating. Doorway opening to the utility room/wc.

UTILITY/WC

Marble work surface. Integrated stainless-steel sink unit with mixer tap with a cupboard below and a double cupboard over. Plumbing for a washing machine. Beautiful engineered oak flooring with under-floor heating. Doorway to the wc, which comprises a concealed cistern wc and a corner wash hand basin. A double storage cupboard.

LOUNGE AREA

26'2 x 13'8 (7.98m x 4.17m)

Built-in backlit display and storage cupboards. Contemporary wood burner style gas stove. Beautiful engineered oak flooring with under-floor heating. Double-glazed window.

DINING AREA

16'4 x 12'8 (4.98m x 3.86m)

Beautiful engineered oak flooring with under-floor heating. Partial vaulted ceiling with twin Velux windows. Double-glazed French doors with fitted shutters with views over the rear and the countryside beyond providing a lovely spot for watching the sunrise.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Built-in oak door cupboards, also housing the boiler for the gas-fired central heating, the hot water tank and the under-floor heating manifolds. High vaulted ceiling. Velux skylight window with a remote controlled blackout blind.

BEDROOM ONE

19'1 x 13'8 (5.82m x 4.17m)

A spacious master double bedroom with an ensuite shower room. Fitted wardrobe with oak doors. Vaulted ceiling with exposed beams. 2 windows overlooking the front. Large storage loft with access point above the ensuite shower room. Under-floor heating.

ENSUITE SHOWER ROOM

Fitted with a contemporary high quality 3-piece suite comprising a double shower cubicle with glass screen, low level wc and wash hand basin. Towel rail/radiator. Fully-tiled walls. Tiled floor with under-floor heating.

BEDROOM TWO

19'3 x 14'6 (5.87m x 4.42m)

A spacious room with fitted wardrobes with oak doors. Double-glazed window and a skylight window with a remote controlled blackout blind. Under-floor heating.

ENSUITE BATHROOM

Fitted with a 3-piece suite comprising a bath, pedestal wash hand basin and low level wc. Towel rail/radiator. Fully-tiled walls. Tiled floor with under-floor heating.

OVER-HEAD STORAGE SPACE

19'3 x 17'1 restricted head room (5.87m x 5.21m restricted head room)

Accessed from bedroom two via an easy rise ladder giving access to this large over-head storage space via an access door above the ensuite bathroom.

OUTSIDE

To the front there is a level garden fully enclosed by a natural stone wall and contemporary wrought iron post and rail fencing with a matching gate. The garden is mainly laid to lawn with established borders of flowers and shrubs. There is an Indian sandstone patio area and a matching pathway leading from the gate to the front door. The front garden is a lovely sun-trap enjoying the sun throughout early afternoon and into the evening. To the rear there is an outside space laid to Indian sandstone patio making the most of the rural views.

Hareston Farm Barns also enjoys the benefit of a large orchard mainly laid to grass providing additional outdoor space perfect for barbecues and social gatherings within the development. There is additional visitor parking adjacent to the orchard.

GARAGE ONE

23'4 x 10'2 (7.11m x 3.10m)

Electric up-&-over door. Power and lighting. Over-head storage space. There is parking to the front of the garage.

GARAGE TWO

23'4 x 10'2 (7.11m x 3.10m)

Electric up-&-over door. Power and lighting.

TENURE

The property is freehold and can be used as a main home, long-term let or second home but there is a restrictive covenant preventing holiday lets including Airbnb.

AGENT'S NOTE

There is mains electric and water, LPG gas supply with underground tanks which serve the barns and each property is individually metered. Sewerage is a private treatment plant.

The management company is responsible for the sewerage treatment plant, common areas, gas storage tanks, driveway and the bin storage area.

AGENT'S NOTE

AGENT'S NOTE: In accordance with the 1979 Estate Agency Act we hereby notify that the owner of the property is related to a member of staff at Julian Marks Estate Agents.



Road Map



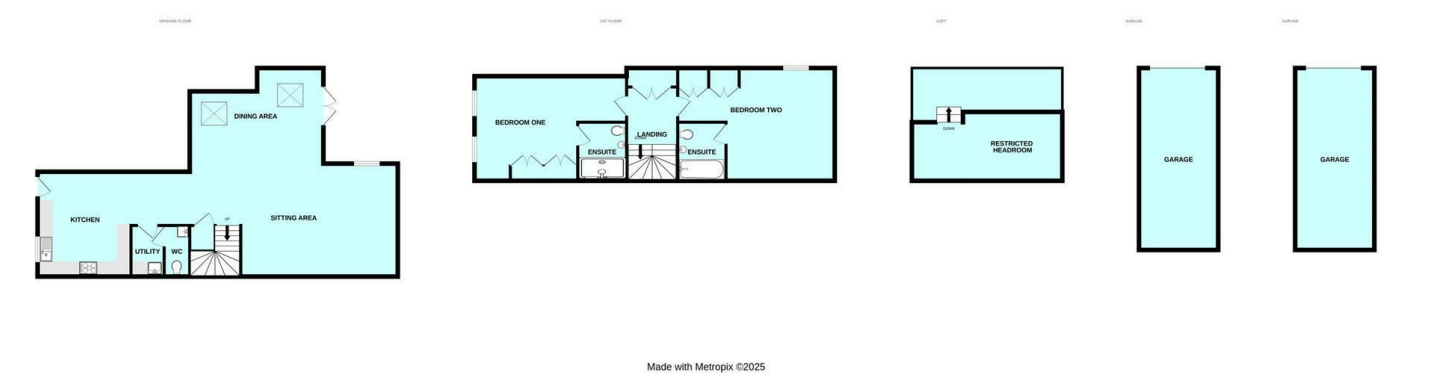
Hybrid Map



Terrain Map



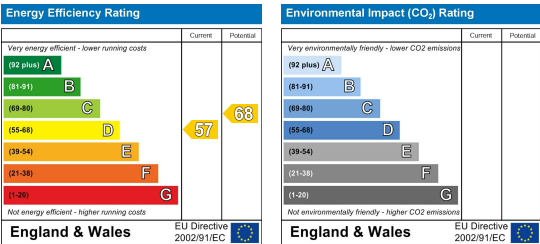
Floor Plan



Viewing

Please contact our Plymouth Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.