



63 Hays Road

Elburton, Plymouth, PL9 8AT

£2,200 Per Calendar Month



A beautifully converted barn on the outskirts of Elburton set within generous grounds with countryside views. Exceptional accommodation comprising plentiful reception space, 3/4 bedrooms, bathroom, shower room & ensuite shower room. Impressive sized garage & ample parking.



HONEY BARN, HAYE ROAD, PL9 8AT

ACCOMMODATION

This superbly converted Grade 11 listed threshing barn has accommodation of exceptional proportions and is located on the outskirts of Elburton. Many characterful features have been retained including restored and exposed beams throughout the principal room - being some 53' in length and nearly 20' high.

RECEPTION HALL 18'6" x 10'0" (5.66 x 3.05)

Slate tiling at the entrance area. Partly-glazed hard wood front door with matching panel to side. The main floor area is laid to laminate. Exposed post. High-rise ceiling with wooden staircase ascending to the upper floor. An under-stairs storage cupboard has a further built-in cupboard which houses the Vaillant combination boiler.

OPEN-PLAN LIVING ROOM 52'7" x 17'1" (16.03 x 5.21)

A superb feature room with vaulted ceiling throughout incorporating restored original ceiling beams. This area includes kitchen, living and dining space.

KITCHEN AREA

Fitted with a range of base and wall-mounted storage units with solid oak fascias, concealed work top lighting, fitted island with matching work tops and units. Ceramic one-&-a-half-bowl single-drainer sink unit. Built-in Neff ovens. Built-in dishwasher. 5-burner gas hob. Stainless steel extractor. Matching tiled splash-backs. Built-in wine racks. Glazed display cabinets. 2 windows on the gable end of the building. Open plan access leads through to the dining area.

DINING AREA

Ample space for table and chairs which in turn provides open plan access through into the sitting area. There are double French doors which lead out to an external balcony which has original stone steps leading to the ground floor. Wall-mounted contemporary fire.

STUDY/OPTIONAL FOURTH BEDROOM 10'9" x 7'10" (3.28 x 2.39)

Exposed beams. A folding staircase to the mezzanine.

MEZZANINE 16'11" x 8'0" (5.16 x 2.44)

A timber gallery overlooks the open plan living space. Arrow slit window to the gable end. Exposed trusses.

SHOWER ROOM/WC 7'10" x 5'8" max dimensions (2.39 x 1.75 max dimensions)

Recently re-fitted with an attractive white suite including a glazed shower cubicle with a wall-mounted shower system, wc and wash handbasin. Travertine tiling to walls and floor. Heated towel rail.

PASSAGEWAY

Approximately 46' in length, leading from the reception hall and providing access to the bedrooms. Inset lighting.

BEDROOM ONE 14'11" x 10'4" (4.57 x 3.15)

Exposed beams. Partly-glazed door which provides access to outside. Doorways provide access to a walk-in wardrobe which is also beamed and has internal lighting. From the bedroom a further door leads to the ensuite shower room.

ENSUITE SHOWER ROOM 7'3" x 5'8" (2.21 x 1.73)

Recently re fitted contemporary suite which includes a walk in oversized shower with rainfall shower. Wash basin with storage beneath. Recessed vanity mirror with light. Inset spot lights.

BEDROOM TWO 13'6" x 16'0" (into alcove) (4.14 x 4.90 (into alcove))

A spacious double bedroom with beamed ceiling and window to the front elevation.

BEDROOM THREE 11'10" x 11'10" (3.63 x 3.61)

A spacious double bedroom with window to the front elevation. Beamed ceiling.

BATHROOM 11'1" x 6'5" (3.40 x 1.96)

A recently re fitted beautiful contemporary suite which includes twin sinks with vanity mirrors. Free standing bath. Toilet. Heated towel rail. Built in storage cupboard. Inset spotlights.

GARAGE 23'5" x 23'3" (7.14 x 7.09)

A superb open room which is attached to the main building and is built of stone beneath a vaulted ceiling. There are wide doorways to the front and rear elevations giving through access to the garden. There is also plumbing for a washing machine.

OUTSIDE

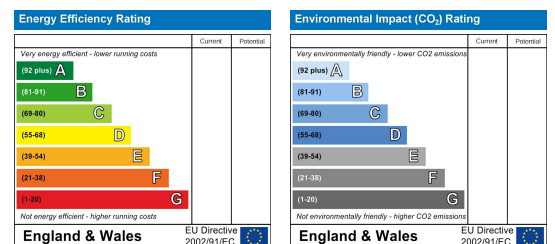
The barn is approached via a driveway which provides off-road parking for a number of vehicles and in turn accesses the main front entrance and garage. To the rear of the barn lie the generous gardens which are mainly laid to lawn and offer a high degree of privacy and seclusion. There are also areas laid to paving together with attractive stone walling. The garden enjoys a backdrop of mature trees and open countryside views.

Area Map



Floor Plans

Energy Efficiency Graph



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