



Taylor's
sales & lettings

Guide Price £350,000 - £360,000

Yalberton Road,
Paignton, TQ4 7PE

A charming Grade II listed barn conversion, beautifully combining modern living with a wealth of original character features. Situated in a peaceful and countrified setting whilst still being conveniently close to local amenities, including major supermarkets, this unique home offers a perfect balance of tranquillity and practicality. The property showcases stunning original elements such as exposed stonework and beams, creating a warm and inviting atmosphere throughout. Along with allocated parking for 2 cars.



GROUND FLOOR

ENTRANCE HALLWAY A large and highly useful space offering ample room for coats, bags, shoes and freestanding furniture, setting the tone for the spacious accommodation throughout.

DOWNSTAIRS WC Comprising WC and vanity wash basin, with extractor fan and a feature section of exposed stone brickwork. Also benefits from a frosted double glazed wooden window.

KITCHEN A well-equipped kitchen fitted with spotlights, gas hob, electric oven and extractor fan. The space provides room for a washing machine, dishwasher, fridge and freezer. Finished with tiled splash backs and a double glazed wooden window allowing for natural light.

LOUNGE / DINER A large and impressive room full of character, featuring a striking stone brick pillar as a central focal point along with additional original barn features. The room offers generous space for both lounge furniture and a dining table and chairs. A feature fireplace with electric fire enhances the cosy feel, while wooden double glazed doors lead out to the rear garden.

FIRST FLOOR

LANDING A bright and spacious landing area, enhanced by a skylight which floods the space with natural light. There is also additional room for freestanding furniture.

BEDROOM THREE A small double bedroom with built-in wardrobe/storage cupboard, high ceilings with feature beams, and double glazed wooden style windows.

BATHROOM A fully tiled bathroom comprising walk-in shower, WC, vanity wash basin and heated towel rail. Additional features include a heated mirror, frosted double glazed wooden window, and housing for the combination boiler.

BEDROOM ONE A well-proportioned double bedroom with radiator, built-in wardrobes, double glazed wooden windows and high ceilings with exposed beams.

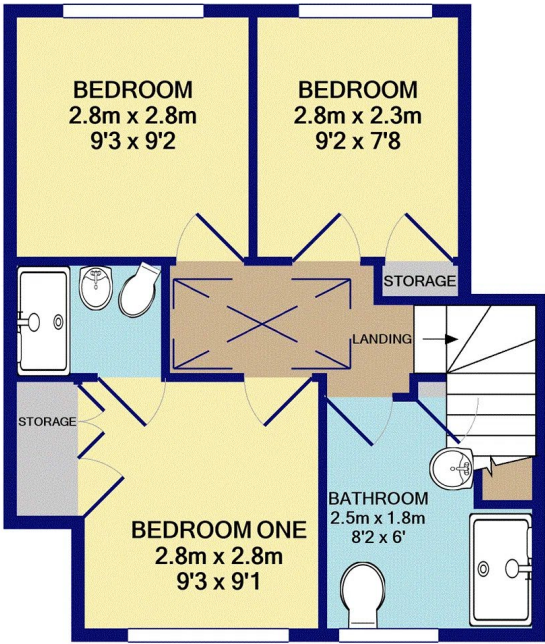
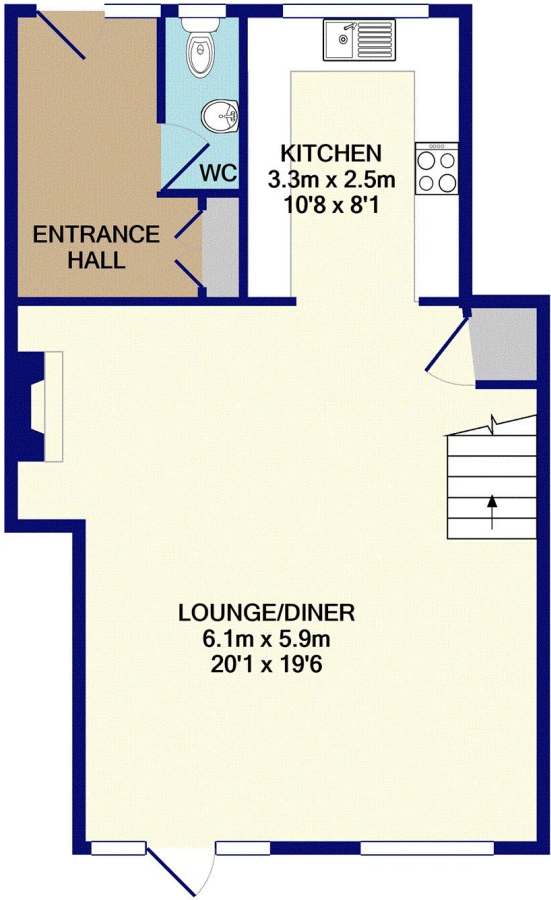
ENSUITE Fitted with tiled flooring, WC, vanity wash basin, extractor fan and electric walk-in shower.

BEDROOM TWO A double bedroom with high ceilings and exposed beams, double glazed wooden windows, and ample space for a double bed or twin beds along with additional wardrobe storage.

OUTSIDE

REAR GARDEN A block paved rear garden providing an ideal outdoor dining space, along with a large wooden storage shed.

FRONT GARDEN A patio area to the front offering further opportunity for outdoor seating and enjoyment.



1ST FLOOR
APPROX. FLOOR
AREA 37.7 SQ.M.
(406 SQ.FT.)

Address 'Yalberton Road, Paignton, TQ4 7PE'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '75 | C'

Taylor's Estate Agents
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