



Victoria Bolt
estate agents POWERED BY **exp** UK

The Granary, Smithaleigh

Guide Price £385,000

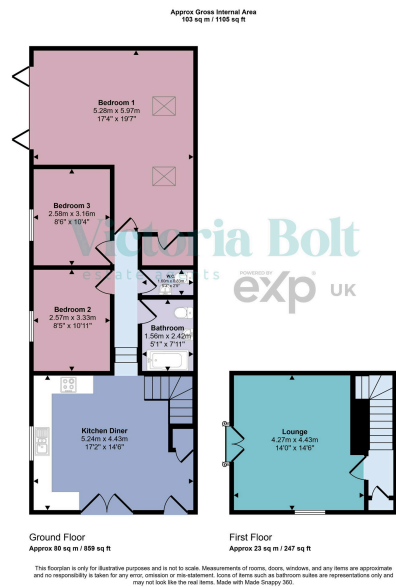
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- Detached house completed in 2019 and building plot for a one bedroom barn
- Conversion positioned between Plympton and Lee Mill
- Flexible layout with optional first-floor lounge or principal bedroom
- Modern family bathroom plus separate WC
- Generous garden with scope to landscape and personalise
- Semi-rural location in the hamlet of Smithaleigh
- Three well-proportioned bedrooms
- Spacious shaker-style kitchen/dining room
- Bifold doors opening onto the garden
- Driveway parking for multiple vehicles



Nestled in the hamlet of Smithaleigh, between Plympton and Lee Mill, The Granary is a unique detached home completed in 2019, offering modern living in a peaceful semi-rural setting. The property centres around a spacious shaker-style kitchen/ dining room, while the flexible layout includes three ground-floor bedrooms and a versatile first-floor room currently used as a lounge. Outside, a generous garden provides plenty of potential for the next owner to create their ideal outdoor space, with bifold doors seamlessly connecting the home to the garden. Further benefits include driveway parking, a family bathroom and separate WC, making this an ideal home for those seeking character, flexibility and contemporary living.



Score	Energy rating	Current	Potential
92+	A		108 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		