

Connells

The Haybarn Sunnyside
South Allington KINGSBRIDGE

The Haybarn Sunnyside
South Allington KINGSBRIDGE TQ7 2ND

for sale
£670,000







Property Description

This beautiful ECO-BUILD- bungalow with an impressive EPC A RATING Giving Exceptional Energy Efficiency, Set within its own grounds with LAND divided into pony paddocks of around 1acre, with INCOME POTENTIAL, in a superb location of The South Ham's, surrounded by stunning beaches.

NO ONWARD CHAIN

Built in 2023, is uniquely designed internally and externally, designed to bring light and a feeling of being part of the outside inside with energy efficiency and modern living in mind.

The property combines striking contemporary architecture, offers underfloor heating throughout, offering minimal running costs- 12 Solar Panels,Storage battery,Triple glazing throughout, An MVHR System which continuously extracts stale air and brings in fresh air while retaining indoor temperature.

All rooms have tv/wi fi connections, a log burner for cosy winter evenings.

Wrap around decking with JACUZZI.

Electric Car Charging point.

A converted Horsebox with tv, Electric Hob/Fridge/Sink in private vegetable growing area with stunning views and overlooking ponies/sheep grazing.

Recreation/Office

Potential Airbnb

Kitchen/ Living Room

25' 11" max x 8' 6" max (7.90m max x 2.59m max)

Contemporary open-plan space combining a stylish kitchen, dining area and comfortable living space, featuring a charming log burner and a cosy atmosphere.

Sitting/Dining Room

12' 6" max x 9' 1" max (3.81m max x 2.77m max)

Separate reception room, utilising as a lovely and peaceful dining/sitting room

Bedroom 1

13' 1" max x 10' 5" max (3.99m max x 3.17m max)

Versatile third bedroom, ideal for guests or additional accommodation.

Shower Room

8' 9" max x 5' 6" max (2.67m max x 1.68m max)

Additional shower room providing convenient facilities for residents and guests.

Bedroom 2

13' 1" max x 9' 1" max (3.99m max x 2.77m max)

Well proportioned double bedroom offering a comfortable and peaceful retreat.

Bedroom 3

12' 11" max x 9' max (3.94m max x 2.74m max)

Excellent-sized double bedroom with views across the surrounding countryside.

Bathroom

8' 7" max x 5' 6" max (2.62m max x 1.68m max)

Modern bathroom finished with contemporary fittings

Outside

Featuring wraparound decking, a jacuzzi, orchard, paddock and a converted horsebox offering a useful office or recreational space.



















Total floor area 93.8 m² (1,010 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01752 691 200
E ivybridge@connells.co.uk

11 Glanvilles Road Glanvilles Mill
IVYBRIDGE PL21 9PS

EPC Rating: A

Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/IVY307225

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.