



Oakley Barn



# Oakley Barn

, Ivybridge, PL21 0LE

Plymouth approx. 11 Miles. Exeter Airport approx. 37 Miles. Looe 28 approx. Miles

A stunning detached family home. This beautifully presented property is situated on a generous plot of attractive gardens and includes a one bedroom, self-contained annex, large garage, parking and gated private driveway.

- Stylish Barn Conversion
- Two Large Reception Rooms
- Five Double bedrooms
- Master bedroom with En-suite & Terrace
- Freehold
- Generous Private Plot
- Modern Kitchen/Breakfast Room
- Family Bathroom & Shower Room
- One Bedroom Self Contained Annex
- Council Tax Band E

Guide Price £1,175,000

Situated on the outskirts of Ivybridge but within easy walking distance of all of the local amenities. Ivybridge has all of the facilities one would expect in a thriving town including a bustling shopping area, a well-equipped modern leisure centre, community college of high repute, excellent primary schools and numerous other facilities. This is the perfect location for those lovers of the great outdoors with a wide expanse of the Dartmoor National Park and all of the outdoor pursuits it has to offer just minutes away. Whilst the beautiful coastline, coastal paths and sandy beaches of the South Hams are only a short drive away. Ivybridge also benefits from a mainline train station (Plymouth to London Paddington 3 hours). This wonderful property offers an abundance of light and versatile accommodation comprising of a modern, fitted kitchen/breakfast room, two large reception rooms, family bathroom, separate shower room and a single staircase rising to the first-floor master bedroom which boasts an En-suite bathroom and private balcony. A one-bedroom, self-contained annex can be found within the grounds of the property and lends itself perfectly for ancillary / guest accommodation or an AirBnB business opportunity. The gardens, whilst most attractive are low maintenance and are mainly laid to lawn with paved seating terraces. Additional benefits include a large garage, parking and gated private driveway.

Mains electricity and water.

LPG gas - heating LPG gas central heating & combi boiler.

Septic tank/drainage field - compliant with General Binding Rules 2020.

Based on the latest date available at Ofcom Superfast broadband and mobile coverage from EE, Three Vodafone & O2 are available at the property.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1224779)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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