

Kingsbridge Office: 01548 852352

Sorley Barn - Kingsbridge

£650,000

Bedrooms: 5 Bathrooms: 4 Garage: 1 Parking: 6 Garden

Should character, space and convenience be your main search criteria when looking for your perfect home then Sorley Barn has all of these and more to offer; affording far reaching country views and fabulous sunsets over the Avon Valley from the spacious versatile five bedroom accommodation offering excellent natural light the barn is exceptionally well insulated ensuring that heating costs minimal. Flowing from the Kitchen are the sunny gardens, of just over half an acre, adjoining the rural landscape providing ample playspace for children, a private, sheltered lawn to sunbathe various areas for dining al fresco and ample parking for the family and friends.

The high quality conversion incorporates an excellent level of insulation to this traditional stone and timber barn having a pleasing external finish under a slate roof. The design of the conversion, incorporating two entrances, has brought the flexibility to create an annexe or home office within the spacious accommodation 4KW Photovoltaic Solar Panels in the garden provide sufficient power resulting in very low running costs. Integrated system providing TV and wifi to every main room. The fully double glazed electrically heated accommodation having engineered oak flooring and which may easily be adapted to suit different family requirements comprises:

On the Ground Floor

Glazed door opening to Entrance Hall, with vaulted ceiling, heating under the slate tiled flooring, under stairs cupboard, coat hanging.

Utility Room - Ground Floor

8'2" x 6'3" | 2.5 x 1.93

with working surface, tiled surround, inset single drainer sink top, plumbing for washing machine, space and vent for tumble dryer, cupboard containing the Heatstore mains pressure hot water cylinder fitted with double coil electric immersion heater, extractor, heating under slate tiled flooring, door to rear garden, door to integral garage.

Cloakroom - Ground Floor

WC and pedestal basin, electric ladder radiator, extractor, heating under slate tiled flooring.

From The Entrance Hall a secondary oak staircase leads up to:

Bedroom 1 - Ground Floor

23'3" x 11'2" | 7.11 x 3.42

spacious double bedroom featuring exposed roof timbers and velux windows, electric panel heater. **En-suite Shower Room**, with a suite comprising tiled and glazed cubicle having a thermostatic rain head shower, basin and WC in cupboard units, full sized storage cupboard, large mirror and lighting, electric ladder/radiator, electric shaver point, extractor, heating under tiled floor, recessed lighting.

Inner Hallway - Ground Floor

with understairs linen cupboard, electric panel heater, glazed door to garden.

Bedroom 2 - Ground Floor

10'2" x 9'9" | 3.1 x 2.98

with oak window cill, electric panel heater, wall lights. **En-suite Shower Room**, with a white suite comprising glazed and tiled cubicle having a Triton electric shower, pedestal basin and WC. Mirrored cabinet, electric ladder radiator, extractor, heating under tiled floor, recessed lighting.

Bedroom 3 - Ground Floor

12'7" x 9'3" | 3.84 x 2.84

with built in desk and shelving, electric panel heater, oak window seat, wall lights.

Bedroom 4 - Ground Floor

12'2" x 8'4" | 3.71 x 2.56

overlooking the rear garden with bed and wall lights, oak window cill, electric panel heater.

Bedroom 5/Study - Ground Floor

9'4" x 2.62 | 2.86 x 2.82

overlooking the rear garden with shelved furniture recess, electric panel heater, wall lights, oak window cill.

Bathroom - Ground Floor

with a white suite comprising bath, glazed and tiled cubicle having a thermostatic shower, basin and cupboard under and WC. Illuminated mirror, electric ladder radiator, extractor, heating under tiled floor, recessed lighting, part tiled walls.

On the First Floor

Central Living Area - First Floor

18'9" x 11'10" | 5.73 x 3.63

with a vaulted ceiling featuring exposed roof trusses, velux windows, wood burning stove on slate hearth having a fan blowing warm air to bedroom 3 and/or the linen cupboard below, TV point and internet connection, wide ledges laid with oak, view over the rear garden to the countryside beyond, spotlighting.

Sitting/Dining Room - First Floor

22'8" x 10'2" | 6.91 x 3.12

with a vaulted ceiling featuring the exposed roof trusses, electric panel heater, TV point and internet connection, undereaves cupboard, oak top ornament ledge and shelves, window to the front and velux windows providing good natural light.

Bathroom - First Floor

with a white suite comprising bath having a thermostatic shower and glass screen over, basin in oak surface having a drawer and shelving under and WC. Mirror, lighting over, electric ladder radiator, extractor, remote control radio in ceiling, recessed lighting, heating under tiled floor, part tiled walls.

Kitchen - First Floor

18'9" x 13'5" | 5.74 x 4.09

with vaulted ceiling featuring the exposed roof trusses, velux windows, a range of working surfaces, inset 1 ½ bowl single drainer sink top, deep drawers and cupboards under, tall larder cupboard, tall shelved cupboards, Oak top Island unit having cupboards, drawers and shelving under. Built in appliances including two AEG electric ovens, DeDietrich 5 ring gas hob, extractor hood over. Plumbing and space for dishwasher, spaces for tall refrigerator and deep freeze, TV point, internet connection. Glazed double doors opening to the south and west facing terrace within the side garden area perfect for al fresco dining.

Garage

Integral Garage 7.05 x 3.35 (23'1" x 10'11"), with double wooden doors, lights, power points. To the front of the garage is parking for one vehicle and beside the property beds planted with climbers.

To the side of the property double timber gates open into a large gravelled area providing ample parking beside which are timber log and bin stores. From the parking area there is a short level walk to the gravelled and slate paved terrace outside the Kitchen. A wonderful eating area, in part surrounded by shrubs in beds to provide privacy but still attracting the sun through the day, there is also an outside tap and exterior lighting.

Garden

Steps lead down to a private sheltered level lawn divided by a fence and a hedge along one length having a hornbeam hedge, shrubs in beds, private area for sunbathing and a fire pit. A few steps down close to the property is a small paved courtyard off the Utility Room surrounded in part with shrubs, including a fig tree, in beds. At the end of the lawn a five bar gate opens to the rest of the land, well fenced and laid partly to lawn with orchard area, raised vegetable/fruit beds including Goji Berries, Blueberries, Raspberries, Pear, Apple, Cherry, Quince, Blackcurrant, Gooseberries and Rhubarb, with separate soft fruit area in an enclosure, including asparagus bed, small wildlife pond. This area of land surrounds an aluminium frame Greenhouse and Timber Shed 6m x 3m, with double doors, light and power point.

Outside

The 4KW stand alone photovoltaic Solar Panels are located towards the end of the land to attract maximum sunlight. Far reaching views over the Avon Valley and surrounding unspoilt countryside with Dartmoor in the distance may be enjoyed sitting in various areas of the garden.

Please Note

A current charge of £250 per annum is made by the management company in respect of the private drainage and maintenance of a private footpath from Sorley over an adjoining field.

Please Note

One of the Vendors of this property is an ex-member of staff at Charles Head.

Photos







Floor Plans



Energy Performance Certificate