



## The Barn, 50b Dunstone Road

Plymstock, Plymouth, PL9 8SF

£350,000



Detached stone-built barn with amazingly presented accommodation throughout with an exacting attention to detail. The rooms are beautifully finished & briefly comprise an entrance & inner hallway, open-plan dual aspect living room opening onto the south-westerly facing courtyard style garden, superbly fitted kitchen plus a downstairs wc/utility. On the first floor a landing provides access to 2 double bedrooms & a shower room. Outside there are landscaped gardens to include an area laid to lawn, enclosed patio area plus parking for 2 cars. The property has owned solar panels, double-glazing & central heating. The property has a 10 year build warranty & is being sold with no onward chain.



## THE BARN 50B DUNSTONE ROAD, PLYMSTOCK, PL9 8SF

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL 6'5 x 4'7 (1.96m x 1.40m)

Inset ceiling spotlights. Obscured double-glazed windows to one side. Further partly-glazed doorway opening into the inner hall.

### INNER HALL 11'4 x 9' (3.45m x 2.74m)

Providing access to the accommodation. Staircase ascending to the first floor. Recessed cupboard with shelf.

### OPEN-PLAN LIVING ROOM 16'8 x 12'6 (5.08m x 3.81m)

An open-plan dual aspect room with a corner-sited fireplace with a stone surround, hearth and mantel. Window to the rear elevation and full-height windows and doors to the front elevation opening onto the south-west facing patio. Ample space for seating and dining.

### KITCHEN 10'6 x 10'5 (3.20m x 3.18m)

Fitted with a comprehensive range of matching cabinets and work surfaces with matching splash-backs. Inset single drainer sink unit. Built-in oven and hob with a glass splash-back and a cooker hood above. Integrated fridge-freezer. Integrated dishwasher. Inset ceiling spotlights. Dual aspect with windows to the front and rear elevations

### DOWNSTAIRS WC/UTILITY 7'3 x 5'5 (2.21m x 1.65m)

Fitted with a wall-hung wc with a push-button flush and basin with a tiled surround and storage beneath. Mirrored cabinet. Consumer unit. Wall-mounted Vaillant gas boiler. Space and plumbing for a washing machine. Obscured window to the rear elevation.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Feature window to the front elevation providing lovely views. Loft hatch.

### BEDROOM ONE 14'9 x 12'11 max dimensions (4.50m x 3.94m max dimensions)

Dual aspect with windows to the front and side elevations. 2 built-in wardrobes.

### BEDROOM TWO 12'6 x 10'6 max dimensions (3.81m x 3.20m max dimensions)

Dual aspect with windows to the front and rear elevations.

### SHOWER ROOM 6'7 x 5'3 (2.01m x 1.60m)

Superbly fitted with a large walk-in shower with a fixed glass screen and a built-in shower system, wall-hung wc with a push-button flush and a basin with a cupboard beneath. Mirrored bathroom cabinet. Chrome towel rail/radiator. Fully-tiled walls. Inset ceiling spotlights. Obscured window to the rear elevation.

### OUTSIDE

There is a paved patio area, a lawn and a tarmac driveway. Electric charging station on the driveway.

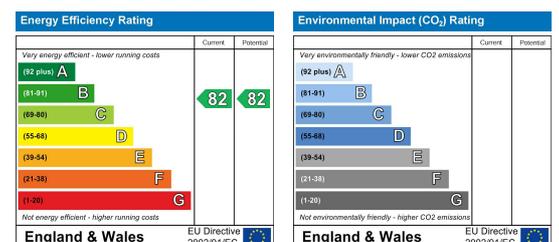
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.