



8 Dawes Lane

Elburton, Plymouth, PL9 8DJ

Price Guide £450,000



Superbly-crafted barn conversion situated in this highly popular position close to Elburton Village. The accommodation is beautifully-presented throughout & briefly comprises an entrance hall, dual aspect lounge with feature vaulted ceiling, separate dining room, kitchen/breakfast room and a ground floor luxury bathroom. On the first floor there are 3 double bedrooms, 2 with ensuite facilities. Other features include an enclosed private courtyard & garage. Double-glazing & central heating. Being sold with no onward chain.



DAWES LANE, ELBURTON, PL9 8DJ

ACCOMMODATION

2 glazed front doors with fitted blinds and matching windows either side opening into the entrance hall.

ENTRANCE HALL 10'8 x 7'6 (3.25m x 2.29m)

Providing access to the ground floor accommodation. Tiled floor.

LOUNGE 17'6 x 13' (5.33m x 3.96m)

A superb reception room with feature vaulted ceiling and exposed timbers. Exposed floor boards. Windows to the front and side elevations.

DINING ROOM 16'1 x 14'1 (4.90m x 4.29m)

Staircase ascending to the first floor. Storage cupboards. Exposed floor boards. Inset ceiling spotlights. Window to the front elevation. Doorway leading to the kitchen.

KITCHEN/BREAKFAST ROOM 14'4 x 13'8 (4.37m x 4.17m)

A superb room fitted with matching cabinets and feature island with a breakfast bar, complemented by polished hard wood work surfaces. Inset one-&-a-half bowl sink unit. Space for Range-style cooker with a cooker hood above. Space for an American-style fridge-freezer. Built-in dishwasher. Integral washing machine. Larder cupboard. Wall-mounted Glow worm gas boiler concealed by a matching cabinet. Feature exposed floor boards. Inset ceiling spotlights. Window with fitted blind to the rear elevation.

BATHROOM 11' x 10'10 max dimensions (3.35m x 3.30m max dimensions)

Comprising a free-standing bath with a floor-mounted mixer tap, separate enclosed shower with fixed glass screens and a fitted shower system and wc with a concealed cistern and a push-button flush. Tiled floor. Partly-tiled walls. Inset ceiling spotlights.

SPLIT-LEVEL LANDING

The landing and stairs are laid to exposed oak and provide access to the top floor accommodation. Feature vaulted ceiling. Inset ceiling spotlights. Recessed cupboard fitted with a hanging rail. Alcove fitted with hanging rail.

BEDROOM ONE 14'9 x 10'11 (4.50m x 3.33m)

Feature vaulted ceiling with exposed beams. Exposed floor boards. Window with fitted blind to the rear elevation.

ENSUITE SHOWER ROOM 6'9 x 3'4 (2.06m x 1.02m)

Comprising an enclosed tiled shower, wc and wall-mounted basin with a tiled splash-back. Mirror and light over the basin. Chrome towel rail/radiator. Bathroom cabinet. Tiled floor.

BEDROOM TWO 14'1 x 9'7 (4.29m x 2.92m)

Feature vaulted ceiling. Inset ceiling spotlights. Exposed oak floor boards. Velux-style roof window.

ENSUITE SHOWER ROOM 7'7 x 3' (2.31m x 0.91m)

Comprising an enclosed tiled shower, wall-mounted basin and wc. Mirror over the basin. Wall-mounted bathroom cabinet. Chrome towel rail/radiator. Tiled floor.

BEDROOM THREE 8' x 7'3 (2.44m x 2.21m)

Accessed via a separate staircase. Exposed oak flooring. Velux-style window. Inset ceiling spotlights.

GARAGE 17'9 x 12' (5.41m x 3.66m)

Remote roller door to the front elevation. Pitched roof with loft storage. Power and lighting. The garage opens onto Dawes Lane.

OUTSIDE

Between the house and the garage there is an enclosed courtyard offering a high degree of privacy and seclusion. The courtyard to laid to slate. This area also provides access to the garage. Outside lighting. Communal courtyard. Allocated parking space. Visitor parking facilities.

COUNCIL TAX

Plymouth City Council
Council tax band E

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

AGENT'S NOTE

There is an annual communal charge of £289. This covers lighting and gardening within communal areas and external parking.

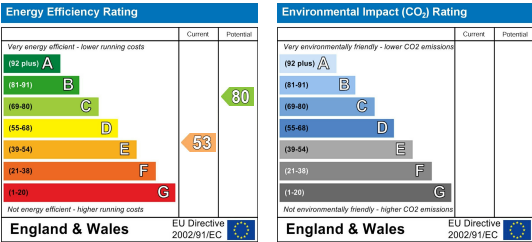
Area Map



Floor Plans



Energy Efficiency Graph



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