

Lang

AND CO

Plymstock office

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“REYNOLDS BARN”

12 OWEN DRIVE, WOODFORD, PLYMPTON, PL7 4PN



Price £475,000 Freehold

Lang & Co are proud to offer this exquisite four bedroom detached grade 2 listed barn conversion. The original barn is believed to have been CIRCA 1850 and once formed the part of the original Cundy Estate. The property retains a wealth of character features associated with a typical barn conversion but has been built to a high specification to incorporate a wide range of modern day benefits and technology. The principle accommodation comprises of; a generous size reception room with vaulted beam ceilings, feature gas wood burner and is complemented by a sweet chestnut solid wood floor. The kitchen has a range of integrated appliances which are set within a variety of gloss units and a granite work surface. Further accommodation comprises of; a utility room, separate w.c, four generous size bedrooms with the master having fitted wardrobes and a beautiful en-suite with double shower cubicle. The main bathroom has a four piece suite which includes; wash hand basin, w.c, bath and double shower cubicle.

The superior build quality of this lovely detached barn conversion has independently controlled under floor heating throughout, solid oak doors and a stair case which is believed to have been crafted from a single solid piece of oak. The property is serviced by a centralised home entertainment system and has a concealed mood lighting to create the perfect ambience throughout.

Externally there is a communal mews courtyard, an enclosed laid to lawn level garden with stone walling inset lighting and a patio seating area. There is a detached double garage with a remotely operated electric door, light, power and a water supply. There are further out buildings providing storage for garden machinery and furniture.

This fantastic opportunity arises to purchase a high quality barn conversion located in a popular residential location and in close proximity to Plympton and easy access to the A38 and Plymouth city centre.

A viewing is essential to appreciate the quality accommodation on offer.

GROUND FLOOR

ENTRANCE HALL

RECEPTION ROOM

24' 8" x 18' 3" (7.52m x 5.56m)

KITCHEN

17' 11" x 9' 0" (5.46m x 2.74m)

UTILITY ROOM

CLOAKROOM

FIRST FLOOR

MASTER BEDROOM

13' 2" x 9' 4" (4.01m x 2.84m)

EN-SUITE SHOWER ROOM

BEDROOM TWO

11' 4" x 10' 5" (3.45m x 3.18m)

BEDROOM THREE

12' 1" x 8' 7" (3.68m x 2.62m)

BEDROOM FOUR

8' 10" x 8' 6" (2.69m x 2.59m)

BATHROOM

EXTERNALLY

COMMUNAL MEWS COURTYARD

DETACHED DOUBLE GARAGE

LEVEL ENCLOSED GARDEN

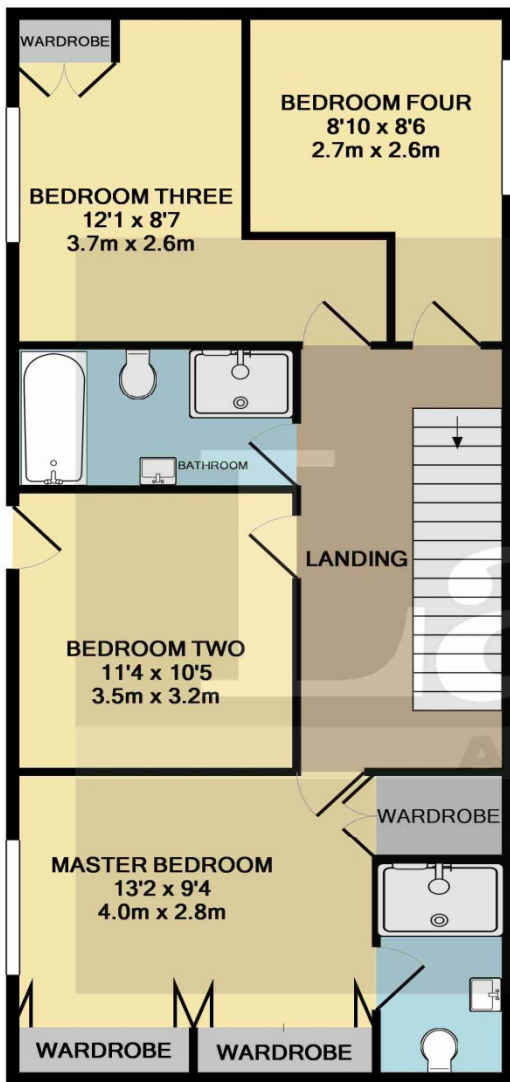
IMPORTANT NOTICE CONSUMER PROTECTION REGULATIONS

While we endeavour to provide accurate and reliable sales details, they are intended as a general guide only. If there is any point of particular importance to you, please make prior contact with our office, especially if you contemplate travelling some distance to view the property.

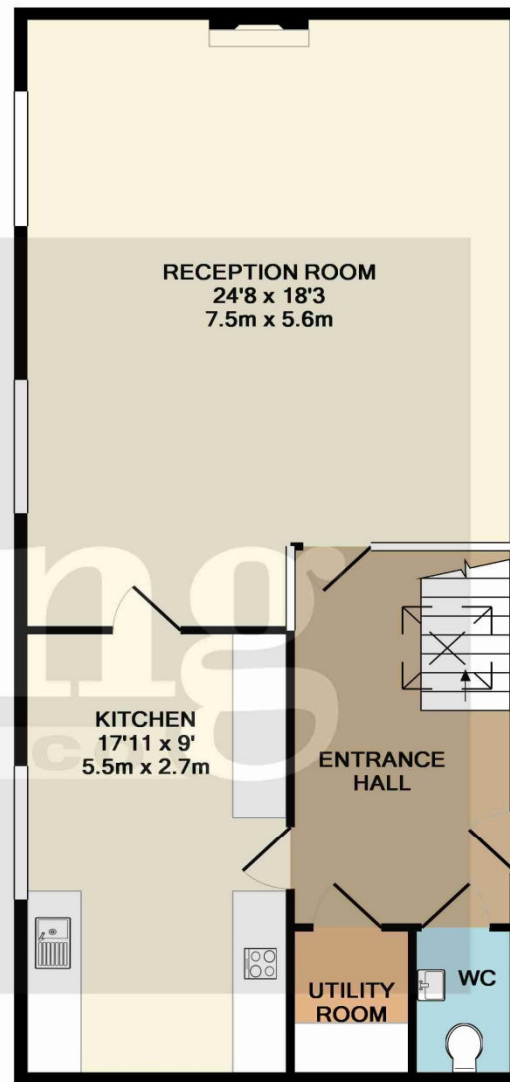
The agent has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or a surveyor. Photographs produced with wide angle lens, unless stated.

All measurements are approximate and calculated between the major prevailing and opposing wall/skirt board surfaces, subject to bays, alcoves, projections, etc. as quoted. In the case of an irregular size room an average measurement may be quoted.

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SLEEPING ACCOMMODATION



ENTRANCE FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Performance Certificate

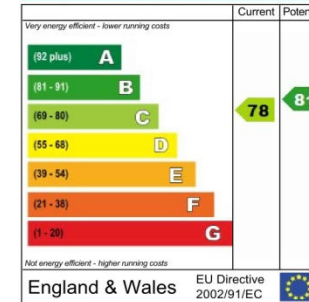


Reynolds Barn
Little Woodford
Plympton
PLYMOUTH
PL7 4PN

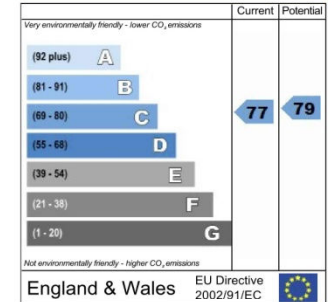
Dwelling type: Detached house
Date of assessment: 10-Aug-2010
Date of certificate: 11-Aug-2010
Reference number: 8510-6828-7500-1830-3996
Type of assessment: RdSAP, existing dwelling
Total floor area: 144 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	134 kWh/m ² per year	124 kWh/m ² per year
Carbon dioxide emissions	3.2 tonnes per year	3.0 tonnes per year
Lighting	£163 per year	£81 per year
Heating	£411 per year	£425 per year
Hot water	£133 per year	£133 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

L168 Ravensworth 0870 112 5306



VIEWING AND NEGOTIATIONS
Strictly through the vendors Agents, Messrs. Lang & Co., (01752) 456000
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www.lang.co.uk
Office Hours: Monday-Friday 9.00am-5.30pm (Saturday) 9.00am-4.00pm
24 HOUR ANSWERING SERVICE

