



Orchard House, Hareston, Yealmpton, Devon, PL8 2LD

SOUTH HAMS'  
LEADING  
ESTATE AGENT

Marchand  Petit  
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Orchard House is one of two exceptional architect designed, contemporary, detached houses being built in the far north eastern corner of the Hareston Farm Barns development by the much respected team at Dart Developments; renowned for their high quality builds and conversions in much sought after locations. The property is located in a slightly elevated position with views over open countryside. The property offers 2393 sq ft of space designed to maximise the light and outlook from the property as well as providing ease of inside/outside living that is so sought after by buyers. It is being offered to the market off plan and the expectation is that it will be built complete towards the end of 2021. This fantastic property has been designed by the well-respected South Hams practice of BBH Architects and completes the final stage of this impressive development. The house has 4 good sized bedrooms, the spectacular master bedroom has almost an entire glazed gable frame with doors onto a balcony, walk in wardrobe and en-suite bathroom. This glass faced balcony leading out from the master suite invites you out to enjoy those first few moments of the day taking in the enjoyment of your natural surroundings. On the ground floor the property has an impressive galleried entrance hall opening into the large open plan living space complete with a woodburning stove, ideal for those colder winter evenings. An open plan kitchen and living area is completed with floor to ceiling height doors, opening out onto the patio and garden. Also on the ground floor is a very useful utility, good sized study perfect for those looking to work from home and cloakroom. Expert landscaping surround the property, providing a private garden space as well as plenty of space for a range of seasonal and perennial borders and trees. The thoughtfully positioned terrace is easily accessed from the living accommodation and once again highlights the property's exceptional countryside location. In addition, Orchard House benefits from its own little orchard to the north. A second identical property with up to 8 acres is also being built on the site.

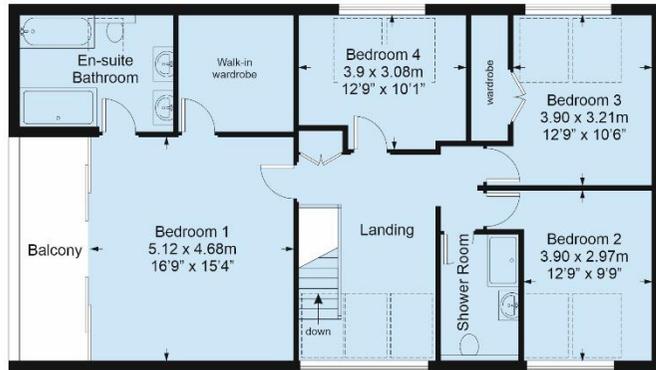
Whilst set in the beautiful rolling South Hams countryside the properties are only a short drive south of the A38 Devon Expressway and 2 miles north of the superbly equipped village of Yealmpton. Yealmpton is one of the most comprehensively equipped South Hams villages with its health centre and dispensary, Post Office, primary school, general stores, garage, two thriving pubs, hairdressers, opticians, two churches, and a regular bus service to Plymouth City Centre and its historic waterfront, which is a mere 7 miles away. There are also many miles of footpaths around the village, and along the beautiful partly wooded River Yealm valley, forming an Area of Outstanding Natural Beauty. Also a very short drive away is the unspoilt South Devon coastline including the hidden treasure of Mothecombe Beach, and the yachtsmen's havens of Newton Ferrers and Noss Mayo on the Yealm Estuary - giving opportunity for many water-based activities, paddle boarding and kayaking being a common sport seen and enjoyed by many down by the water. For those seeking wide open spaces Dartmoor National Park is a short drive or cycle away also.

- Superb contemporary detached house 2393 sq ft (213.6 sq m)
- Galleried reception hall with cloakroom
- 26 ft open plan sitting/dining room, with 21 ft high quality fitted kitchen/breakfast room
- Utility room
- 16 ft work-from-home study
- Fabulous principal bedroom with en suite, walk-in wardrobe, and long south-facing balcony
- 3 further double bedrooms, family bathroom, galleried landing
- High specification including quality Neff appliances, oak staircases and internal doors
- Underfloor heating
- Engineered oak flooring throughout, fully tiled bathrooms, and designer gas fire
- Double garage with electric door
- Landscaped gardens and driveway



Setting prior to conversion of barns

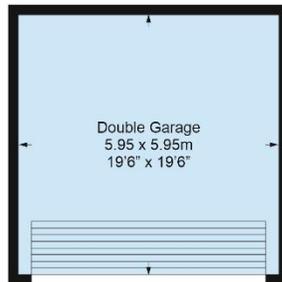
NB. This Floor Plan is for illustrative purposes only, all dimensions are approximate, taken from architects plans and may be subject to change.



First Floor



Ground Floor



Total area 222.3 Sq.m (2393 Sq.ft) Approx. (Excluding Double Garage)



### DIRECTIONS

From the A38 Deep Lane interchange just to the east of Plymouth take the exit marked "Plympton/Sherford". At the T junction turn left and then take the 2nd left signposted Hareston. Continue on that road for about a mile until reaching Hareston signposted on the right. From the centre of Yealmpton on the A379 turn northwards up Yealmbury Hill and continue to Stony Cross and turn left as signposted to Efford. Follow the lane for about one mile and turn left as signposted to Hareston. Upon entering Hareston Farm Barns Orchard House will be found immediately on the right, before reaching the stone barns.

### IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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