

## Beach Road, Sand Bay

Guide Price £849,950

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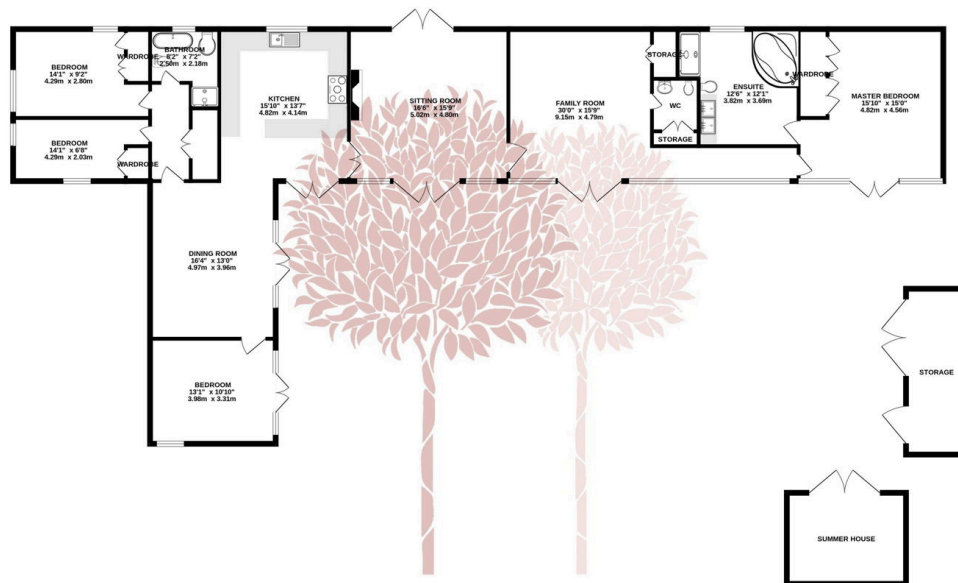
**SUPERB FOUR BEDROOM, BARN CONVERSION** – Sand Point Farm Croft is a truly stunning single storey home which offers a huge amount of lateral living space that spills out to the immaculately landscaped patio and garden area that wraps around this beautiful home.



## Key Features

- Four bedroom, converted barn
- Beachside location
- Approx .63 acre plot
- Extensive lawns and a large walled patio
- Gated driveway with parking for up to six vehicles
- Family bathroom and four piece ensuite with spa bath
- Open plan living
- Solar panels and oil fired underfloor heating throughout
- Summer House and extensive storage
- EPC B

## GROUND FLOOR



TOTAL FLOOR AREA : 1961sq.ft. (182.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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