

Additional Information Sheet – Bere Farm Barn

Bere Farm Barn is a Grade 2 listed property and sits inside the National Park.

Price Guide £1,795,000

The property has been finished to an exceptionally high specification with finishing that includes:

- Cat 5 wiring
- A fitted 'NIBE' electrical system
- The property has a 10 year CRL Guarantee
- The Ground Therm Heating and Klargesten P12 Systems makes the Barn a very green and sustainable property
- All doors have been handcrafted by local craftsmen with handmade ironmongery
- All floors have been dug out and new concrete Celetex and Screed installed
- All walls and ceilings are double insulated with Aqua Gold Insulation and Celetex
- Sensors have been fitted in the ceiling in all bathrooms to activate the boiler on entry to supply hot water to the taps (for minimal waste of water and waiting time)
- Remote control electric stone effect towel rails have been fitted in all bathrooms
- The main lounge, kitchen, office, every bedroom plus the top mezzanine are all wired for the internet and Sky.

There is no main drain on site and therefore a Klargesten P12 System has been installed instead of a traditional Cesspit which mechanically pumps waste back into the land saving on a Cesspit waste collection company repeatedly coming out to the property – see Plan Dr 903. This Kingspan System comes with a 2 year Gold Guarantee. This system is designed as a Treatment Plant getting rid of 90% of waste so a Cesspit waste collection company is only required every 2 years, depending on household usage and is designed to not cause any odours, any danger to livestock or humans and is a modern system backed by the government.

Ground Therm which has an Ecotherm 500 litre Vessel system for the heating is 1/3 cheaper than gas or other heating sources. The Ground Therm System has a ground source pump which has a metal coil that has been drilled down into the ground and thus takes its heat from the source of the earth. Each room at the property having its own thermostat and is programmable from an iPad or phone. A demonstration of how to use will be given.

Government Funded repayments over 7 years for the cost of Installation.

The CP ratings are not low – the Government does not recognise Ground Therm ratings otherwise they would be somewhere nearer.

There are three mains boards so if there is a problem in one area of the building, the rest of the electrics will still function.

Bere Farm Barn also benefits from 'Business Use' permission for the Annexe (Business Rate Relief can be applied for to reduce any Business Rate charges)