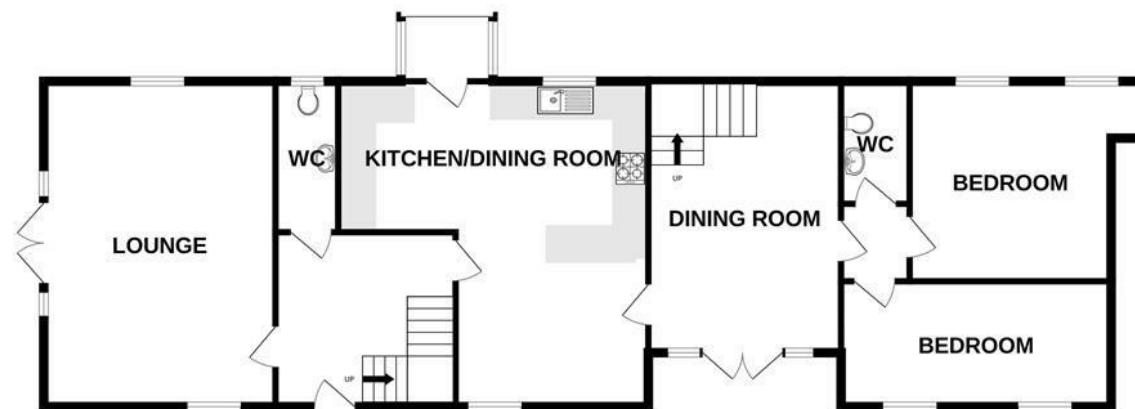
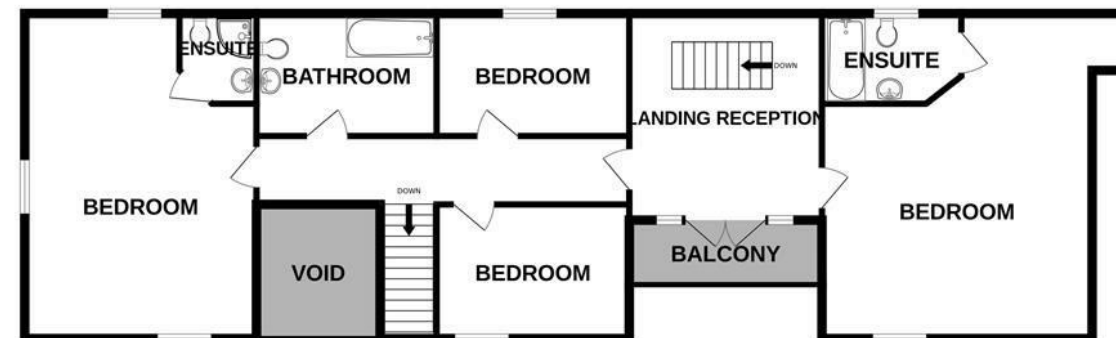


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
1311 sq.ft. (121.8 sq.m.) approx.



1ST FLOOR
1178 sq.ft. (109.4 sq.m.) approx.



TOTAL FLOOR AREA: 2489 sq.ft. (231.2 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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The Hayloft Huxham Lane, East Pennard, Shepton Mallet, BA4 6RP



£695,000

A unique six bedroom barn conversion that's located within a delightful Hamlet and boasts the additional benefit of an adjoining paddock.

- Barn Conversion ▪ Three Reception Rooms ▪ Kitchen/Dining Room ▪ WC ▪ Six Bedrooms ▪ Two En-Suites ▪ Family Bathroom ▪ Gardens and Paddock ▪ Carport and allocated parking ▪ No Onward Chain

The Hayloft Huxham Lane, East Pennard, Shepton Mallet, BA4 6RP

Welcome to this spacious and characterful barn conversion, offering a wonderfully flexible layout ideal for growing families or those seeking multi-generational living. Nestled in a picturesque hamlet, this home seamlessly blends rustic charm with contemporary comfort, boasting a wealth of original features.

With up to six well-appointed bedrooms across two floors, including three luxurious en-suites, there's ample space for everyone. A standout feature is the impressive first-floor balcony, accessible via a generous landing that doubles as a stylish study or reading nook — the perfect spot to unwind and admire the views.

The bright and airy sitting room is a true showstopper, flooded with natural light through elegant French doors that lead to the garden. Entertain effortlessly in the formal dining room or enjoy relaxed family time in the contemporary kitchen with its adjacent snug, which also serves as a flexible sixth bedroom.

Set on just over 0.3 acres, the property offers enclosed gardens, a separate paddock, and a charming carport alongside allocated parking. Whether you envision alfresco dining, garden games, or simply soaking up the tranquility of the countryside, this outdoor space has it all.

This exceptional home is offered to the market with no onward chain and ready to offer a lifestyle of comfort and elegance — all while surrounded by the beauty of rural living.

TENURE

This property is freehold with an annual service charge of approximately £400.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band G according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority: Mendip District Council

Services: Mains electricity, oil fired central heating and sewage via a sewage treatment plant (serves 4 properties).

Prospective purchasers are to be aware that the property is accessed via a shared driveway and benefits from allocated parking.

