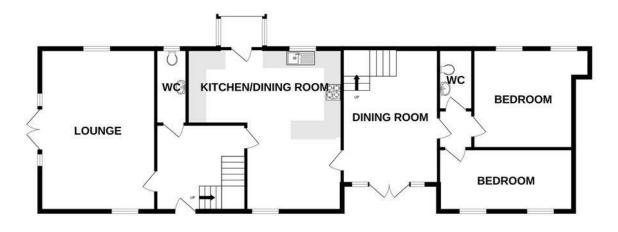


GROUND FLOOR 1311 sq.ft. (121.8 sq.m.) approx.



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



TOTAL FLOOR AREA: 2489 sq.ft. (231.2 sq.m.) approx

White every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission or mis-dilatement. 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 rested and no guarante as to their operations of their operations of efficiency can be given.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

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CHARTERED SURVEYORS • ESTATE AGENTS

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



£695,000

A unique six bedroom barn conversation 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





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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 multigenerational 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.



















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