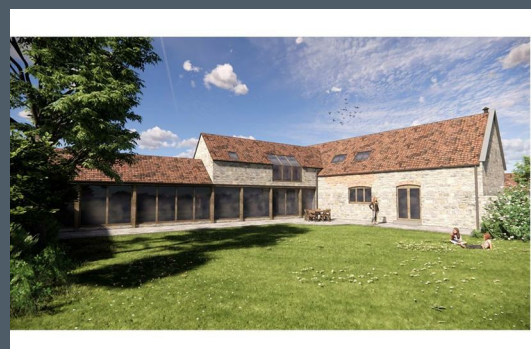
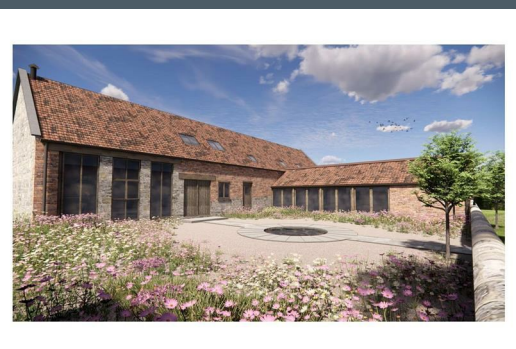


LAUREL & WYLDE

ESTATE AGENTS



Pedwa Barns Huntspill Road, Highbridge, TA9 3DE £598,500

*** IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB BELOW TO SEE OUR FABULOUS VIDEOS *** ABSOLUTELY SPECTACULAR OPPORTUNITY *** RARELY WILL YOU EVER FIND SUCH AN OPPORTUNITY LIKE THIS, WITHIN THIS PRICE RANGE *** BEAUTIFUL SET OF BARNES WITH ONE MAIN PART CONVERTED *** PLANNING PERMISSION TO CONVERT INTO AN ABSOLUTELY WONDERFUL 5 BEDROOM & 5 BATHROOM DETACHED FAMILY HOME, WITH A FABULOUS KITCHEN / DINING & FAMILY ROOM *** SEPARATE LIVING ROOM WITH FEATURE FIREPLACE AND VAULTED CEILING *** UTILITY ROOM & OFFICE *** DOUBLE GARAGE *** ALSO WITH PLANNING PERMISSION FOR A LARGE 2 BEDROOM DETACHED ANNEXE *** NO ONWARD CHAIN *** 0.65 ACRE PLOT WITH TWO LARGE GARDENS *** AS IT IS, IT WOULD MAKE FOR A FABULOUS PROPERTY TO LIVE IN, WITH A NUMBER OF USES FOR THE OTHER BARNES - STORAGE OR VARIOUS TYPES OF CONVERSION ETC ***

AGENTS NOTE

The Planning Reference Number is - 52/23/00008

Entrance

Access through two wooden five bar gates, onto the tarmac drive. There is a large garden to the right and an access to the main property, annexe and driveway in front.

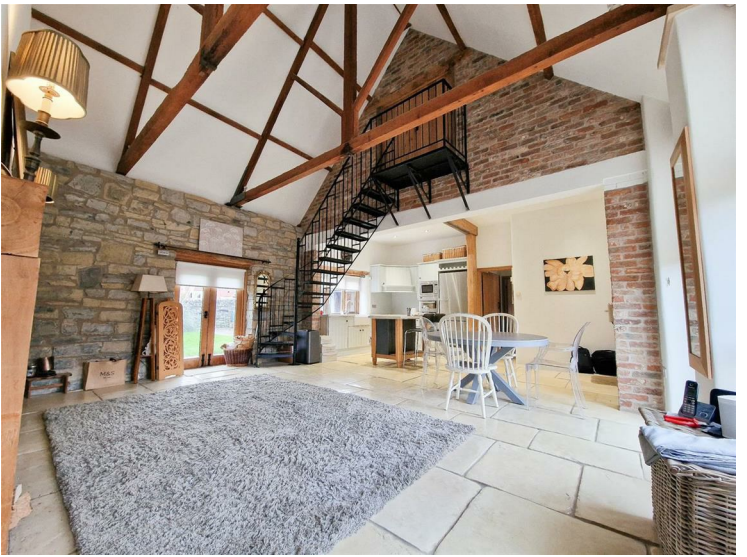
Beyond the main driveway there is another very large garden.



Main Building

The main building currently consists of a fabulous open plan living / dining / kitchen & family room all in one, with a beautiful fireplace as the main feature. There is a fitted kitchen and ample space for a dining table and chairs, also with plenty of space for living furniture.

There are two ground floor bedrooms - one of which has an en-suite, along with a family bathroom and two adjoining rooms upstairs. However, This would ideally make for a great master bedroom and en-suite, should you not do the full conversion.





Artists Impressions



Drone Photos



Artists Impressions

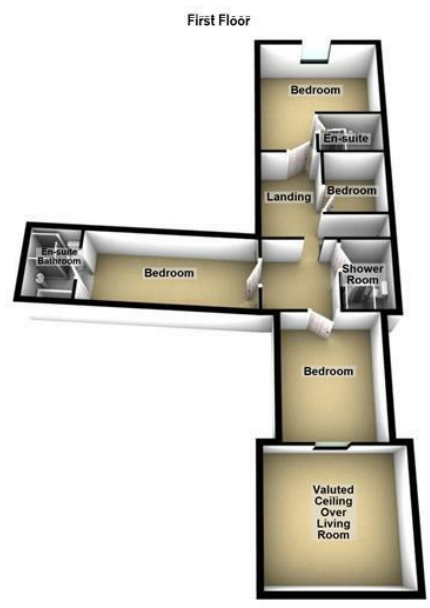
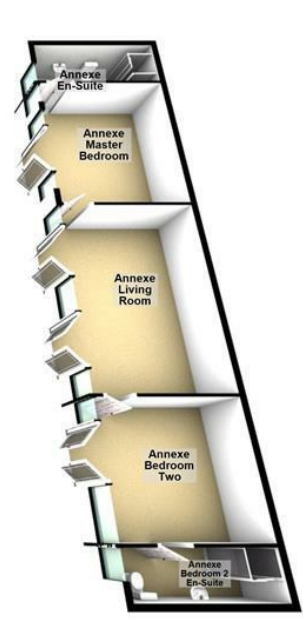
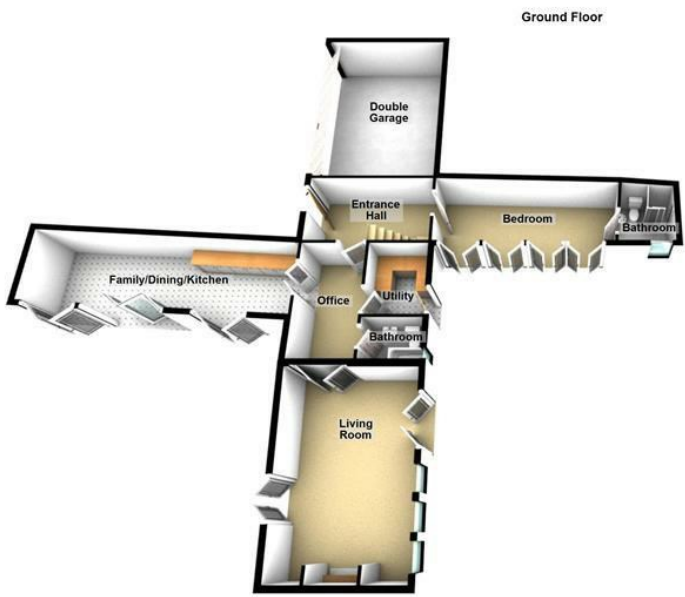


Outside





Annexe Building



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		70	80
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

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