

LAUREL & WYLDE

E S T A T E A G E N T S



Pedwa Barns Huntspill Road, Highbridge, TA9 3DE £550,000

GOING.. GOING...GONE.... last chance to purchase a truly unique opportunity....FIXED PRICE £550,000!

Our vendors have had a huge amount of interest in the property but want a serious committed offer by 31st August or they will remove from the market and begin the additional conversion works....it is unlikely to then come back to the market.

This is the first time on the market since the original conversion in 2005!!! This a property that is turn key ready as it is but has huge potential to be a beautiful forever home.....don't delay, call Nick today on 07793 089 784 ??

*** 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 BARNs 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

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.



ALL ROOM MEASUREMENTS

Kitchen / Dining & Living Room - 26'4 x 18'9

Proposed Kitchen - 55'4 x 12'7

Back Bedroom with En-Suite - 12'4 x 9

Front Bedroom - 10'5 x 9'7

Bathroom - 8 x 6'2

Upstairs 1st Room 17'4 x 12'5

Upstairs 2nd Room 12'5 x 10'2

Proposed Ground Floor Guest Suite 30 x 14

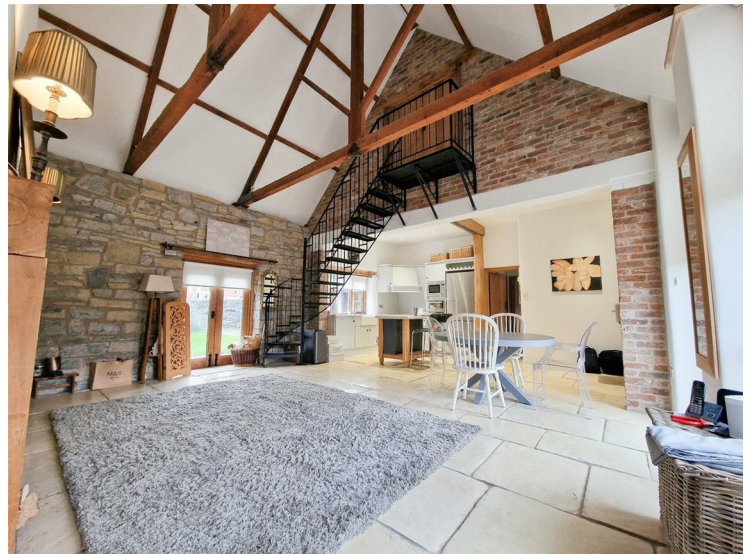
Annexe - 61 x 12'5



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.





Outside



Drone Photos

Artists Impressions



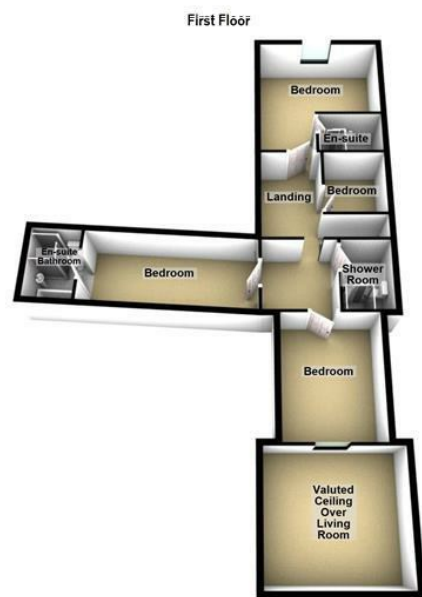
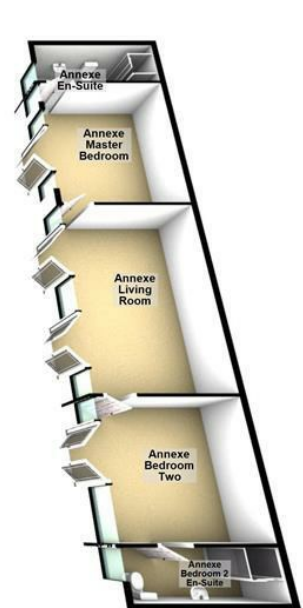
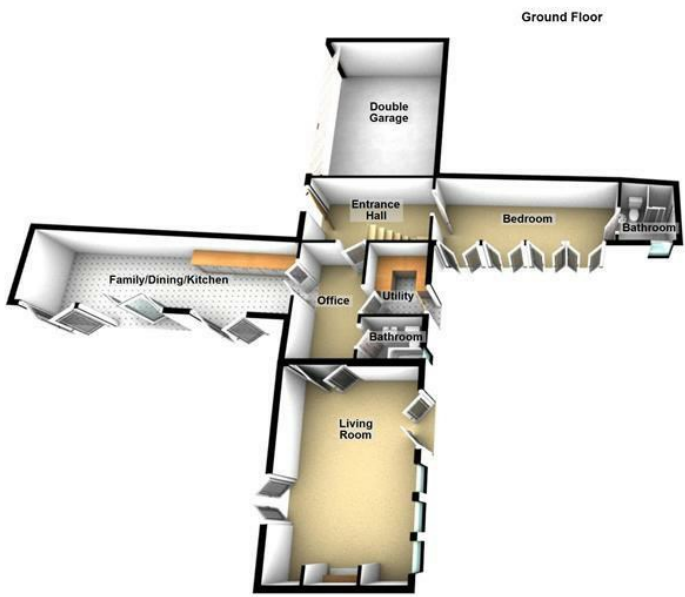
Artists Impressions





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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