

LAUREL & WYLDE

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



St. Congars Barn Church Lane, Axbridge, BS26 2QP £699,950

*** IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB BELOW TO SEE OUR FABULOUS VIDEOS *** TRULY SPECTACULAR AND VERY RARE OPPORTUNITY *** BARN CONVERSION WITH ABSOLUTELY BREATH-TAKING VIEWS, A LARGE GARDEN, Paddock WITH STABLES AND SHELTER / HAY STORE *** OFF STREET PARKING FOR APPROXIMATELY 12-14 CARS *** OUTBUILDING WITH A GARAGE AND ANNEXE / HOME OFFICE TO THE REAR *** 1.25 ACRES IN TOTAL *** BARN WITH 2 BEDROOMS & TWO BATHROOMS *** FABULOUS OAK LIVING ROOM *** LARGE KITCHEN / DINING & FAMILY ROOM *** UNDERFLOOR HEATING THROUGHOUT (EXCEPT THE TWO BEDROOMS) ***

Entrance Porch

Accessed through a decorative, leaded double glazed composite door, of an Oak built and double glazed construction, with a vaulted Pine clad ceiling, flagstone style paved flooring and with a large wooden glazed door and side panel to the kitchen / dining & family room.

Kitchen / Dining & Family Room

26'2 (max) x 18(max) (7.98m (max) x 5.49m(max))

A fabulous, L-Shaped space with front aspect wooden double glazed windows and wooden double glazed French Doors leading into the Oak built living room. There are vaulted ceilings with Oak beams, chandelier style hanging light and 2 other feature hanging lights. Opening through to the utility hall.

Ample space for living and dining furniture, part tiled flooring and part solid Oak wooden flooring. Scandinavian style log burner on a tiled hearth. The kitchen has been fitted with a comprehensive range of solid Oak base and eye level units with Oak square edge work-surfaces over, incorporating a breakfast bar over with seating space for at least two people. Ceramic Belfast sink with a mixer tap over, space for a large Range Cooker with two extractor fans over, integrated fridge and freezer, integrated dishwasher.

Utility Hall

A spacious, light and airy hallway with a vaulted ceiling, wooden double glazed Velux rooflight, rear aspect wooden double glazed window, radiator, part tiled flooring and part laminate wooden flooring, door to the family shower room, bedrooms 1 & 2.

Fitted with base and eye level Oak built units with an Oak worktop over, inset one bowl circular sink with a matching circular drainer and mixer tap over, space and plumbing for a washing machine,

Oak Living Room

19'1 x 15'7 (5.82m x 4.75m)

A truly wonderful room, of a solid Oak and double glazed construction, vaulted ceilings with wooden double glazed Velux rooflights, double glazed French Doors leading outside, two feature hanging lights, solid Oak wooden flooring.

Master Bedroom

17'4 (max) x 12 (5.28m (max) x 3.66m)

A front aspect room with solid Oak wooden double glazed windows, vaulted ceilings, exposed Oak beams and a feature hanging light. radiator, laminate wooden flooring and a door to the en-suite bathroom.

En-Suite Bathroom

A lovely, light rear aspect room with a wooden double glazed rooflight, ceiling light, tiled flooring, chrome heated towel rail, low level WC, pedestal wash hand basin with a chrome mixer tap, extractor fan and a large panel enclosed corner bath with a chrome mixer tap and hand held shower attachment over.

Bedroom Two

13'7 x 9 (4.14m x 2.74m)

A front aspect room with full height solid Oak wooden double glazed windows, vaulted ceiling with Oak beams, feature vertical radiator, laminate wooden flooring.

Family Shower Room

A part tiled room with a wooden double glazed Velux rooflight, ceiling light, extractor fan, tiled flooring, chrome heated towel rail, low level WC, pedestal wash hand basin with a chrome mixer tap over, walk in, wet room style glazed and tiled shower enclosure, with a wall mounted, over-head and hand-held mains shower system over.

Outside

To the front of the property there is a small shingled garden area, off street parking for approximately 5 or 6 cars. There are two wooden five bar gates giving access to the main driveway where you will find off street parking for a further 6+ cars (including the additional shingled driveway).

To the immediate rear of the property there is a lovely outdoor living and alfresco dining terrace.

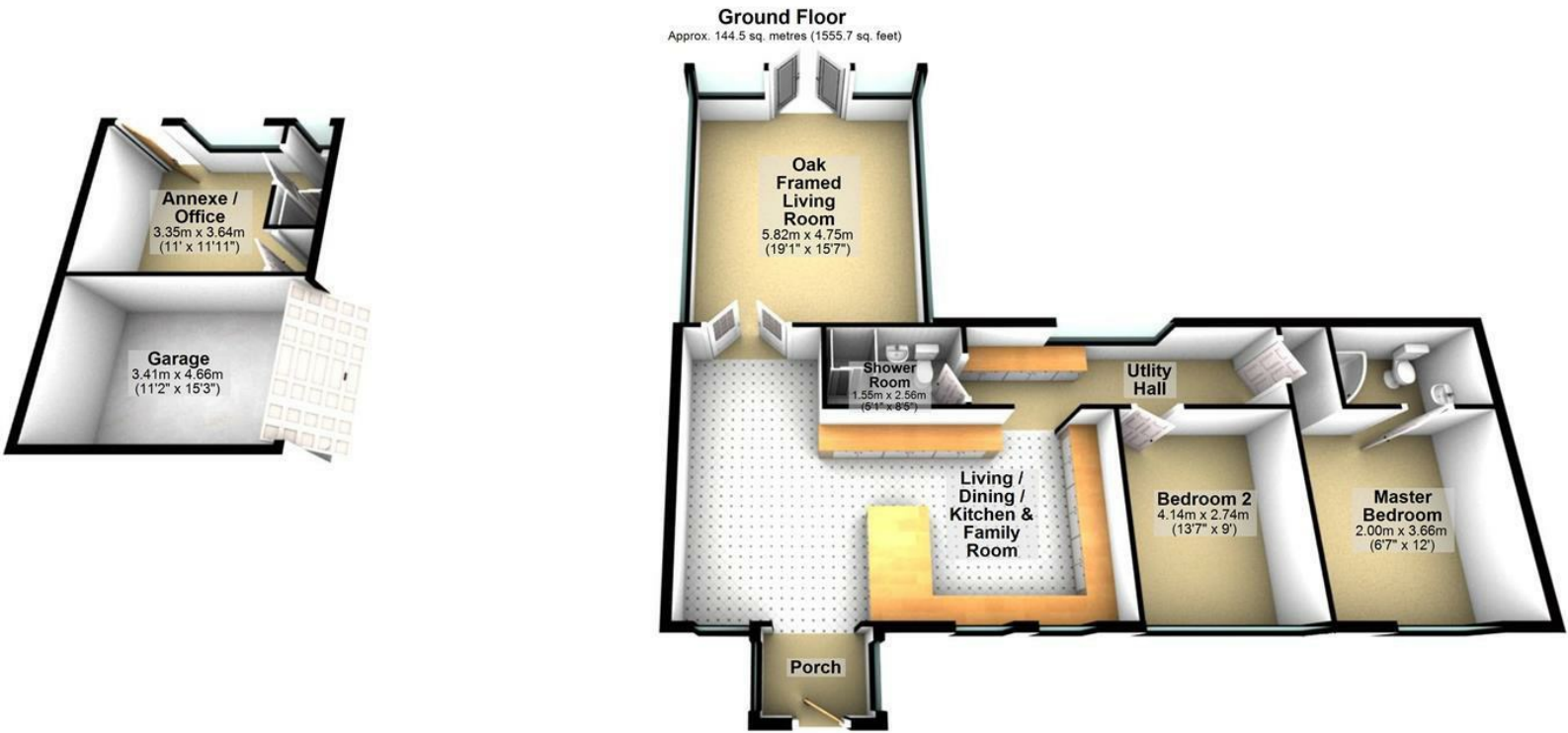
Beyond this there is a fabulous garden with literally breath-taking views, the garden has fencing and a gated access to the main paddock behind. In the paddock there are stables and a field shelter / hay barn. The whole plot is circa 1.25 acres.

Outbuilding / Annexe

A super building with a 15ft x 11ft garage to one end and an annexe / home office to the other end.

There is a living / office / bedroom space with a front aspect uPVC double glazed window, a store room and a door to the en-suite shower room.

The shower room has an obscure uPVC double glazed window, low level WC, pedestal wash hand basin and a shower area with the plumbing there ready for the shower to go in.



Total area: approx. 144.5 sq. metres (1555.7 sq. feet)

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	

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		
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England & Wales		EU Directive 2002/91/EC	