

LAUREL & WYLDE

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



Meadowside Oakridge Lane, Winscombe, BS25 1PD £775,000

*** A COMPLETELY UNIQUE AND RARE OPPORTUNITY TO ACQUIRE THIS PERIOD DETACHED PROPERTY THAT IS CURRENTLY SPLIT INTO TWO (MEADOWSIDE AND KIDBOROUGH COTTAGE) *** PREVIOUSLY USED AS BOARDING HOUSE FOR AN INDEPENDENT SCHOOL *** HUGE SURROUNDING PLOT *** MASSIVE OPPORTUNITY TO DEVELOP AND CONVERT INTO ONE PROPERTY *** BETWEEN BOTH PROPERTIES ARE CURRENTLY FIVE BEDROOMS UPSTAIRS *** THREE RECEPTION ROOMS *** TWO KITCHENS *** PANTRY *** DOWNSTAIRS BATHROOM *** UPSTAIRS BATHROOM *** PREMIUM ADDRESS AND CLOSE TO THE LOCAL INDEPENDENT SCHOOL *** POTENTIAL OF CIRCA £54,000 PLUS INCOME PER ANNUM *** EPC D *** COUNCIL TAX BAND C ***

VIEWING IS HIGHLY ADVISED TO APPRECIATE THE LOCATION AND THE POTENTIAL THIS PROPERTY HOLDS. PLEASE APPLY WITHIN FOR MORE INFORMATION.

Hallway

Stairs leading to first floor landing with an understairs storage cupboard, radiator. Cloakroom and shower room, with doors to the living room, kitchen one, and the main bedroom area.

Reception Room One

A rear and side aspect room with an obscure double glazed door to the side and a double glazed bay windows to the rear, two ceiling lights, picture rails, solid wooden flooring, and radiator.



Shower Room

Ceiling light, fully tiled room, chrome heated towel rail, tiled flooring and a glazed and UPVC shower enclosure with a wall mounted electric shower system over.

Reception Room Two

A front aspect room with a UPVC double glazed window, ceiling light, radiator, and a door through to the inner hallway.



Kitchen One

Front and side aspect room with UPVC double glazed windows, ceiling spotlights, tiled flooring, radiator, previous fireplace with cupboard either side, a range of base and eye level units, one bowl stainless steel sink, space and plumbing for washing machine and electric point for cooker with extractor hood over, space for a further appliance.



Inner Hallway

Gives access to a another bedroom/sitting room, ceiling light, radiator, and a door to the second kitchen.

Reception Room Three

A rear aspect room with a UPVC double glazed window, ceiling light, radiator.



Cloakroom

A front aspect room with an obscure UPVC double glazed window, ceiling light, vinyl flooring, radiator, pedestal wash hand basin, low level WC.

Second Kitchen

A rear aspect room with UPVC double glazed window, obscure UPVC double glazed door, ceiling light, loft hatch, wood effect vinyl flooring, range of base and eye level units with rolled edge work surfaces, one bowl sink, space and plumbing for washing machine, integrated electric oven and four ring hob with extractor hood over, radiator and doors to boiler cupboard and the pantry, the bathroom.



Pantry

A front aspect room with a UPVC double glazed window, ceiling light.

Bathroom

A side aspect room with an obscure UPVC double glazed window, ceiling light, tiled walls, vinyl flooring, low level WC, wash hand basin, a panel enclosed bath with a mixer tap, glazed shower screen, electric shower system over.

Second Inner Hallway

Ceiling light, UPVC double glazed door leading out to the rear garden, radiator, stairs leading to the secondary first floor landing.

Secondary first floor landing

Ceiling light, doors to two bedrooms.

Bedroom

A rear aspect room, larger of the two, with a UPVC double glazed window, ceiling light, radiator.



Bedroom

Another rear aspect room with a UPVC double glazed window, ceiling light, radiator.



Primary first floor landing

A UPVC double glazed window, ceiling light, loft hatch giving access to the roof space, doors to the bathroom and three other bedrooms.

Bedroom

A side aspect room with a UPVC double glazed window, ceiling light, radiator.



Bedroom

Another side aspect room with a UPVC double glazed window, ceiling light, radiator.



Bedroom

A rear aspect room with a UPVC double glazed window, ceiling light, radiator.



Plot



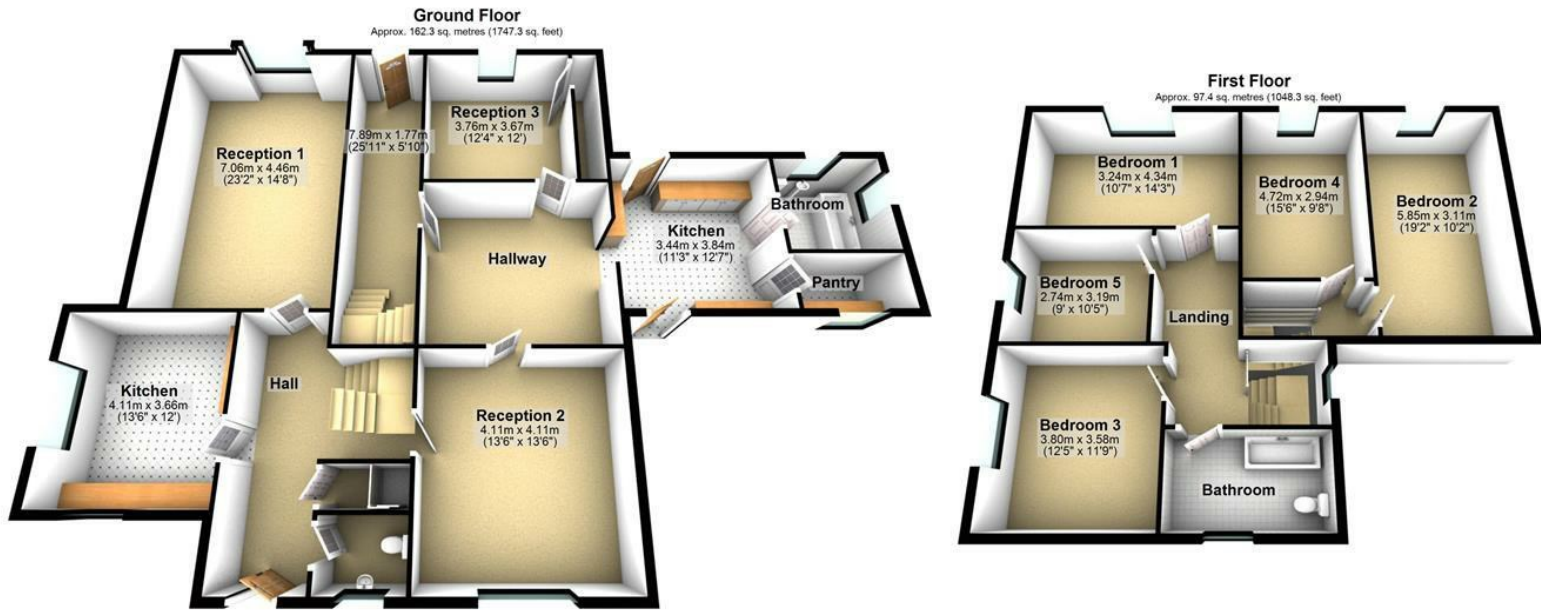
Family Bathroom

A front aspect room with an obscure UPVC double glazed window, ceiling light, radiator, wood effect vinyl flooring, low level WC, wash hand basin, panel enclosed bath with chrome mixer tap, glazed shower screen, tiled surround, wall mounted electric shower system over.









Total area: approx. 259.7 sq. metres (2795.7 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		