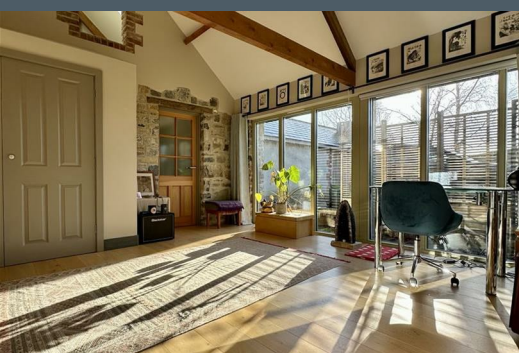


# LAUREL & WYLDE

E S T A T E   A G E N T S



## Long East Barn New Road, East Huntspill, TA9 3PZ £575,000

\*\*\* IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB TO SEE OUR FABULOUS VIDEO TOUR \*\*\* JUST UNDER 2,000 SQ/FT OF ACCOMMODATION \*\*\* 30FT+ KITCHEN / DINING & FAMILY ROOM \*\*\* LIVING ROOM \*\*\* FOUR BEDROOMS \*\*\* MASTER EN-SUITE AND DRESSING ROOM \*\*\* FAMILY BATHROOM AND SHOWER ROOM \*\*\* BEDROOM 4 CURRENTLY BEING USED AS AN OFFICE \*\*\* BEDROOM 4 & SHOWER ROOM WOULD BE IDEAL FOR USE AS A LITTLE ANNEXE AREA OR IDEAL FOR A GROWING TEENAGER OR DEPENDANT RELATIVE \*\*\* USEFUL OUTBUILDING IDEAL FOR CONVERSION OR FOR USE AS A SHELTERED ALFRESCO DINING SPACE \*\*\* NO ONWARD CHAIN \*\*\*



### Entrance Hall

Accessed via a solid oak wooden door with a vaulted and exposed ceiling beams, a UPVC Velux roof light, tiled flooring, radiator, a wooden glazed obscure door leading into the office/family room/ bedroom four, Ceiling spotlight, wall light, a wooden glazed door leading into the shower room, floor standing multi full burner, door to cupboard. Further door leading into the inner hallway.



### Inner Hallway

a vaulted and exposed ceiling beams, a UPVC Velux roof light, tiled flooring, radiator, a wooden glazed obscure door leading to the outside, and further door leading to the Kitchen living space.



### Shower Room

A vaulted ceiling with ceiling beams, wall lights, tiled flooring, low level WC, wash hand basin, glazed and tiled shower cubicle with a wall mounted mains shower system over.



### Bedroom Four

A lovely front aspect room with vaulted ceiling and exposed ceiling beams, ceiling spotlights, solid oak wooden flooring, wall lights, a side aspect wooden double glazed window, almost full width and full height double glazed windows to the front. Exposed stone works, a feature high level window, built in wardrobes.

### Kitchen/Diner/Family Room

Arguably the main selling feature of the property, open plan, light and airy space, vaulted ceiling and ceiling beams, fabulous range of ceiling spotlights and wall lights, almost full width and full height wooden double glazed windows and doors leading to the terrace and gardens, full height wooden double glazed doors and panels over leading to the snug/living area. The main kitchen/dining space has solid oak wooden flooring, two radiators, ample space for living and dining furniture. Kitchen has been fitted with a range of base and eye level units with granite rolled edge work surfaces over, inset one and half bowl sink, tiled splashbacks, breakfast bar seating area for at least three people, integrated oven, dishwasher, fridge freezer, built in wine rack, further door leading into the utility room.





#### Utility

Vaulted ceiling with original ceiling beams, ceiling spotlights, tiled flooring, radiator, fitted with a range of base and eye level units with granite effect rolled edge work surfaces, one bowl sink, tiled splashbacks, space and plumbing for washing machine, and tumble dryer, floor standing oil fired boiler, extractor fan.





### Snug/Living area

Another light and airy front aspect room with wooden double glazed French doors and windows, again with vaulted ceiling and original ceiling beams, solid oak wooden flooring, beautiful original brick built fireplace with a raised slate hearth and floor standing cast iron log burner, door to the main inner hallway.

### Inner Hallway

Ceiling spotlights, vaulted ceiling and exposed original ceiling beams, two radiators, doors to bedrooms, one, two, three and family bathroom.



### Bedroom One

A front aspect room with wooden double glazed windows and door leading out to the garden area, vaulted ceiling and ceiling beams, ceiling spotlights, exposed original stone work, built in wardrobes, radiator, doors to the dressing room and en-suite bathroom.







### Dressing Room

Has a vaulted ceiling and original beams, ceiling spotlights, built in hanging and storage space.

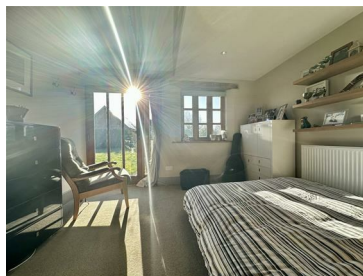
### En-Suite

A front aspect room with obscure wooden double glazed windows, vaulted ceiling with exposed original ceiling beams, ceiling spotlights, wall lights, radiator, tiled flooring, low level WC, wash hand basin, double ended bath with twin taps and tiled splashbacks, and a large walk in glazed and tiled wet room style shower enclosure with a wall mounted mains shower system over, extractor fan.



### Bedroom Two

Another front aspect room with wooden double glazed windows and door leading out to the garden, vaulted ceiling with original ceiling beams, ceiling spotlights, radiator, with a mezzanine floor ideal for office space.



### Bedroom Three

A front aspect room with wooden double glazed windows, vaulted ceiling, exposed original ceiling beams, wall lights, radiator.



### Family Bathroom

A front aspect room with obscure wooden double glazed windows, vaulted ceiling with original ceiling beams, ceiling spotlights, tiled flooring, chrome heated towel rail, two separate door to two airing cupboards, one with the hot water tank and radiator. Bathroom comprises low level WC, wash hand basin, panel enclosed bath, main shower system over.



### Outside

There is a shared access intern leads onto the main driveway which provides parking for at least two large cars, which could be designed differently to provide some more parking. Useful storage building at the far end of the barn and pedestrian gated access to the main garden. Lovely converted old barn providing sheltered bbq and seating space, opening into a storage room.





**Main Garden**

Has been mainly laid to lawn, fully enclosed to all sides with panel wooden fencing and stone walling, range of flower shrub beds throughout, and a lovely slate tiled terrace, just outside of the main living space, ideal for alfresco dining.

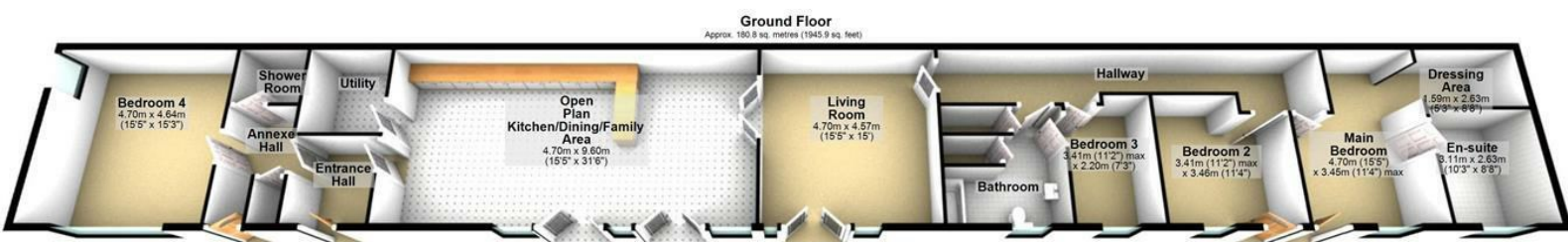


**Plot and Location**









Total area: approx. 180.8 sq. metres (1945.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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