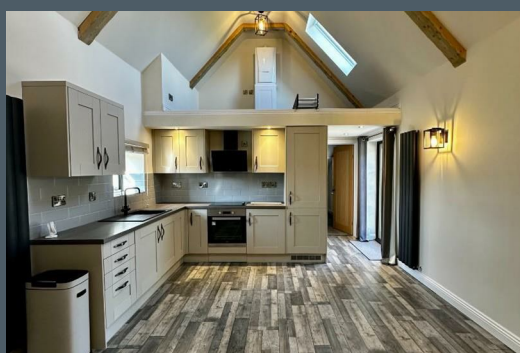


LAUREL & WYLDE

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



Oak Barn Kingsway, Axbridge, Somerset BS26 2SE £285,000

*** IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB TO SEE OUR FABULOUS VIDEO
*** ABSOLUTELY SPECTACULAR "RESIDENTIAL" COTTAGE / BARN CONVERSION *** LIKE NEW CONDITION INSIDE
AND OUT *** AMPLE SCOPE / SPACE TO EXTEND (SUBJECT TO THE NECESSARY PLANNING CONSENTS) ***
£11,400+ AST YIELD *** SUPERB AIR BnB *** BEAUTIFUL LIVING / KITCHEN & DINING SPACE *** USEFUL
MEZZANING ABOVE (WOULD MAKE FOR AN IDEAL OFFICE *** ONE BEDROOM *** SHOWER ROOM ***
FABULOUS SURROUNDING GARDENS *** OUTSIDE SHED AND PERGOLA FEATURE *** PATIO & ALFRESCO DINING
AREAS *** OWN TREATMENT PLANT *** LPG GAS CENTRAL HEATING *** NO ONWARD CHAIN ***

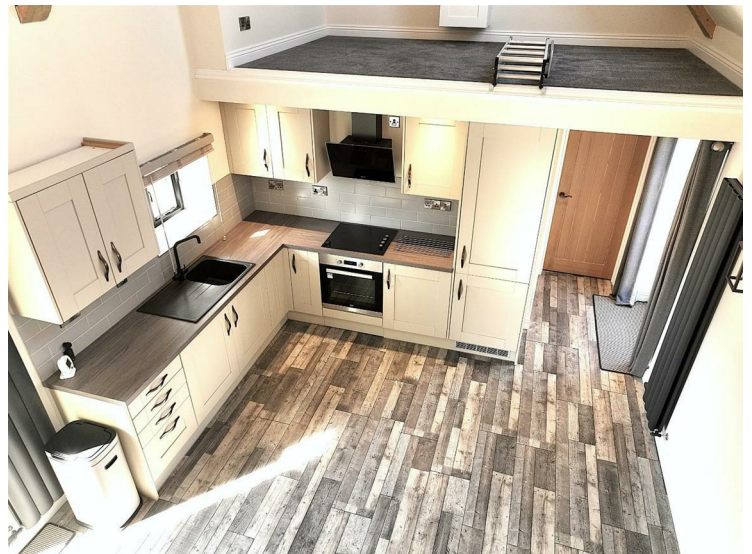
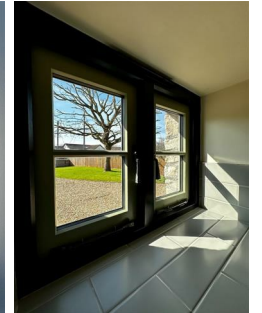
Entrance - Lounge/Kitchen/Diner

12'6"9 x 15'14 shortest or 20'6 longest (3.66m x 4.57m shortest or 6.25m longest)

The cottage accessed through a solid wood door opening to a fabulous open plan living / dining / kitchen room, with vaulted beamed ceiling and mezzanine floor, which is reached by a pull down ladder. A hardwood double-glazed window to the front kitchen area and wooden double-glazed French doors leading out to the rear terrace and alfresco dining area, two Velux windows, vinyl flooring. There are fantastic ceiling and wall lights, there is a mains smoke alarm, two graphite radiators.

The kitchen area has been fitted with comprehensive range of base and eye level units, with rolled edge work surfaces, there is a composite single bowl sink with adjacent drainer and a mixer tap over. There is a built-in washer/dryer, an integral fridge/freezer, also a single electric oven with ceramic top and extractor hood over.

Solid wood doors to the bedroom, shower room and potential extension (subject to planning).





Mezzanine Level

11'7 x 7 (3.53m x 2.13m)

This area would make for a brilliant (albeit hair-raising) study area, however, it might need securing somewhat.



Bedroom

13'3 x 9'3 (4.04m x 2.82m)

A rear aspect room with hardwood double glazed windows overlooking the terrace, with recessed spotlighting, radiator and built-in double wardrobe with solid wood doors.

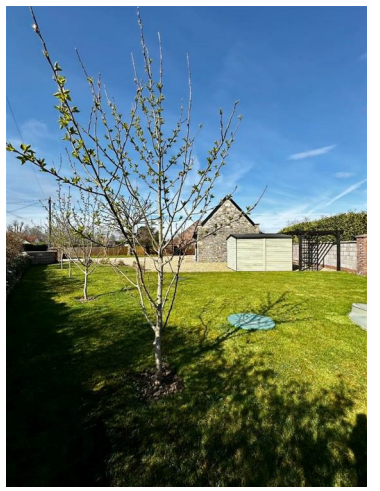
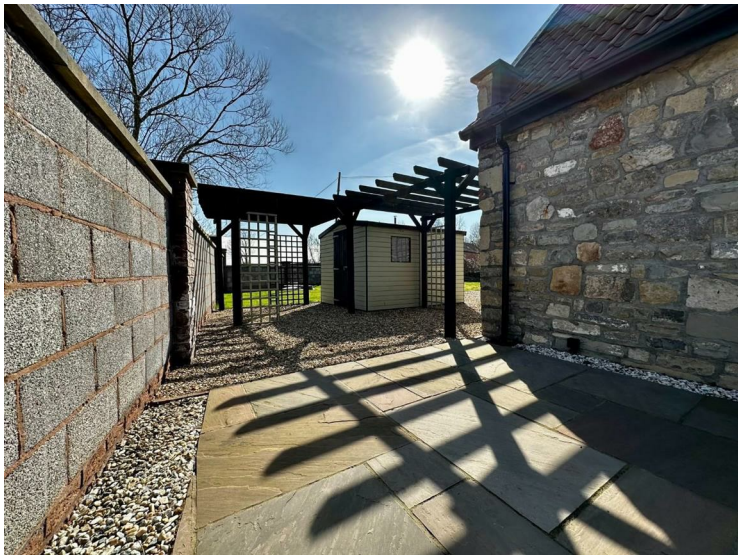
Shower Room

A fully tiled front aspect room with an obscure uPVC double glazed window, ceiling spotlights, tiled flooring, heated towel rail, low level WC, vanity unit incorporating wash hand basin with a mixer tap over, and a glazed and tiled shower enclosure with a wall mounted mains shower system over.



Rear Terrace

A fabulous, sheltered, morning to mid-day sun spot and terrace, ideal for brunch on a sunny weekend!



Driveway & Gardens

There is a beautiful entrance onto the driveway laid to shingled stone, offering parking for at least 8 cars, there are two lawned areas, beautiful views over the neighbouring fields and farmland, a useful timber outbuilding and a lovely pergola feature.

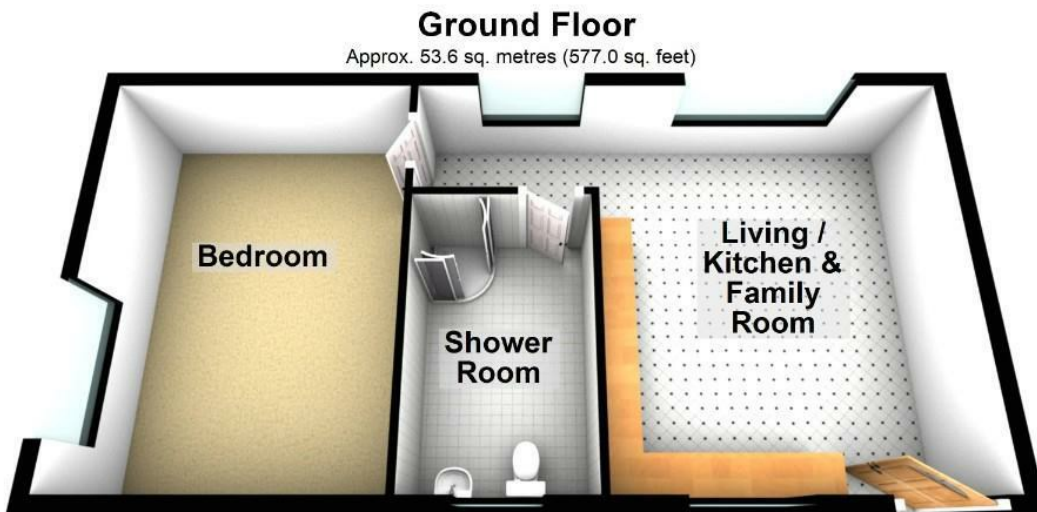


Shed/Storage



Plot and Location





Total area: approx. 71.4 sq. metres (769.0 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	