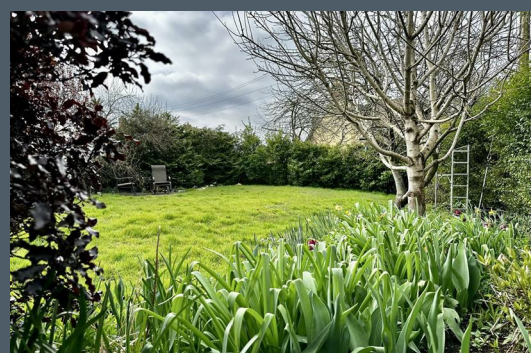
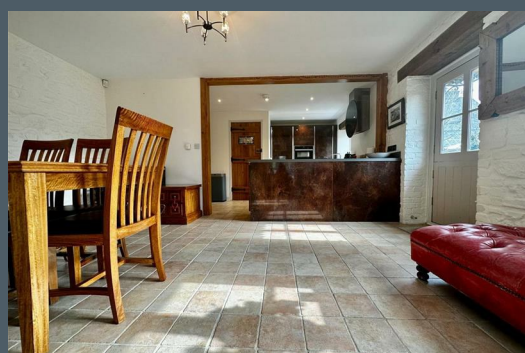
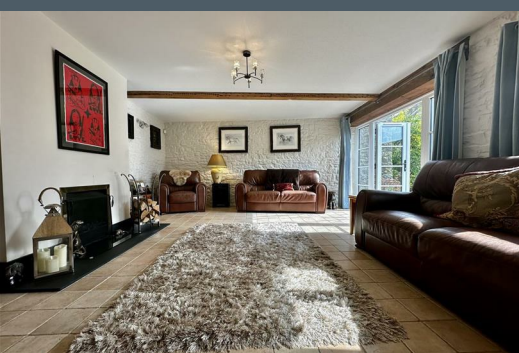


# LAUREL & WYLDE

E S T A T E   A G E N T S



## Meadow Barn Snipefield Lane, Blackford, Somerset BS28 4NZ £600,000

\*\*\* IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB TO SEE OUR FABULOUS VIDEO

\*\*\* WHAT A TRULY BEAUTIFUL OPPORTUNITY \*\*\* DETACHED BARN CONVERSION IN CENTRAL BLACKFORD \*\*\*

ALBEIT 2 BEDROOMS IT BOASTS OVER 1,600 SQ/FT OF ACCOMMODATION \*\*\* FABULOUS GARDEN WITH  
SHELTERED PERGOLA, TIMBER SHED AND TWO OUTSIDE ALFRESCO DINING / SEATING AREAS \*\*\* DECENT  
DRIVEWAY AND DOUBLE GARAGE \*\*\* LIVING ROOM \*\*\* KITCHEN / DINING AND FAMILY ROOM \*\*\*  
CONSERVATORY \*\*\* CLOAKROOM \*\*\* LARGE UTILITY CUPBOARD \*\*\* TWO LARGE BEDROOMS \*\*\* TWO EN-  
SUITES \*\*\* LANDING STUDY / OFFICE AREA \*\*\* EPC D \*\*\* COUNCIL TAX D \*\*\* NO ONWARD CHAIN \*\*\*



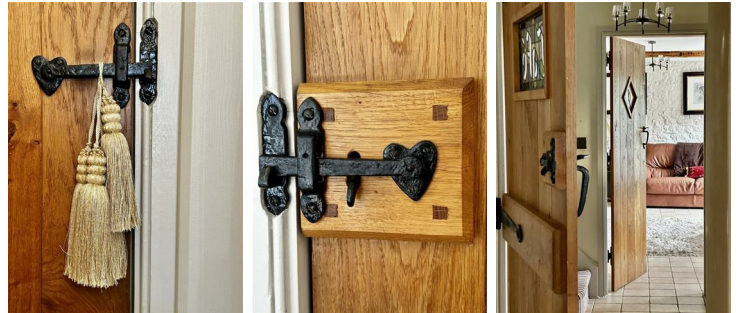
### Entrance Hall

Via a feature wooden glazed medieval style door, with two ceiling lights, tiled flooring, stairs leading to first floor landing with an oak door to understairs storage cupboard, three further feature oak doors leading to the living room, Kitchen/diner/family room, and the cloakroom.



### Sitting Room

A lovely light and airy front aspect room with wooden double glazed windows and UPVC French doors with matching side panels leading to front terrace and garden, under floor heating, two solid oak wooden beams, ceiling light, wall lights, tiled flooring, feature open fireplace with a slate hearth.



### Cloakroom

Ceiling light, tiled flooring, part tiled walls, wash hand basin with chrome mixer tap.





### Kitchen / Dining & Family Room

A front aspect room with two wooden double glazed windows and wooden double glazed stable door leading out to the front terrace and gardens, with a feature solid oak archway between the two rooms, under floor heating. The Kitchen has been fitted with a range of base and eye level units, with slate effect square edge work surfaces, one bowl sink with adjacent drainer and mixer tap, integrated Neff double oven, integrated fridge/freezer, integrated dishwasher, four ring induction hob with extractor fan over, and with double doors to the Utility area which has all of the under floor heating matrix, the floor mounted Worcester oil fired boiler system, space and plumbing for a washing machine.

### Dining/Family room

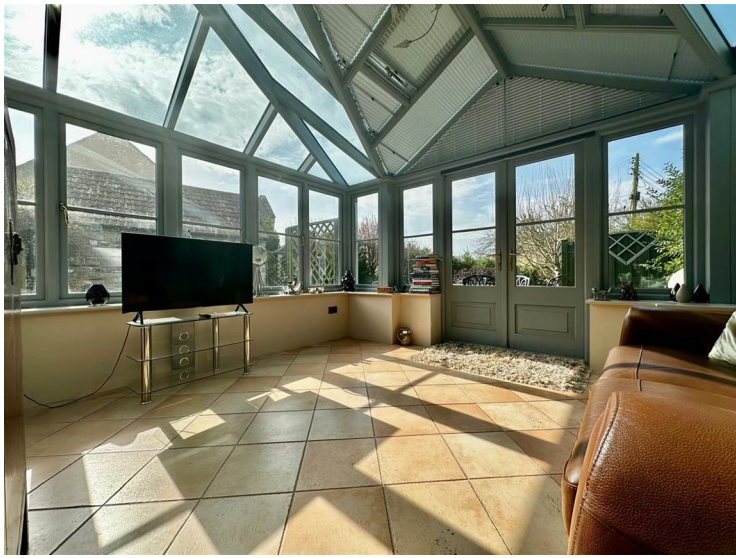
Has ample space for dining furniture with beautiful leaded stain glass feature glass double doors leading into the conservatory.



### Conservatory

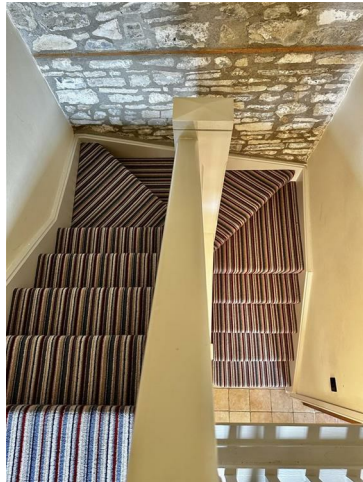
Of a stone and wooden double glazed construction with a feature five pitch solar glass double glazed roof, double glazed French doors leading out to the rear terrace and gardens.





### Landing

A spacious gallery landing area with exposed original beams, ceiling light, feature wooden double glazed stable door with opening French windows overlooking the gardens. The landing area is currently being used as an office area.



### Master Bedroom

A rear and side aspect room with a double glazed Velux roof lights, a rear aspect double glazed window, exposed original beams, two ceiling light features with rotating spotlights, fabulous range of built in wardrobes, solid oak wooden door to the En-Suite shower room.



### En-Suite

A front aspect room with a double glazed Velux roof light, tiled flooring, low level wc, wash hand basin, glazed and tiled shower enclosure with mains shower system, chrome heated towel rail, ceiling spotlights, extractor fan.





### Bedroom Two

A front and side aspect room with a double glazed Velux roof light, a rear aspect double glazed window, exposed original beams, two ceiling light features with rotating spotlights, fabulous range of built in wardrobes, solid oak wooden door to the En-Suite Bathroom.



### Gardens

To the front;

A large shingle stone driveway providing parking for at least four cars, leading up to the stone built garage which has electric roll over door, pitched and tiled roof, outside front lighting, side and external security lighting, and power and lighting internally. The front garden is mainly laid to lawn with a patio/paved walkway to the front terrace which runs along the front of the property, and leads to the side and rear gardens. Has also a range of flower and shrub borders.

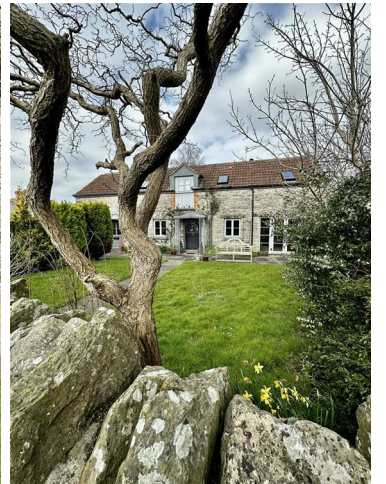
Rear & Side gardens;

Is of a fantastic size mainly laid to lawn with a range of flower shrub borders throughout, also shingle stone borders, an outside sheltered pergola and two alfresco dining/outdoor living spaces, also a timber shed.

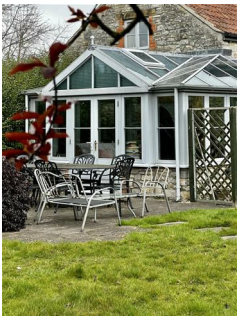


### En-Suite

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





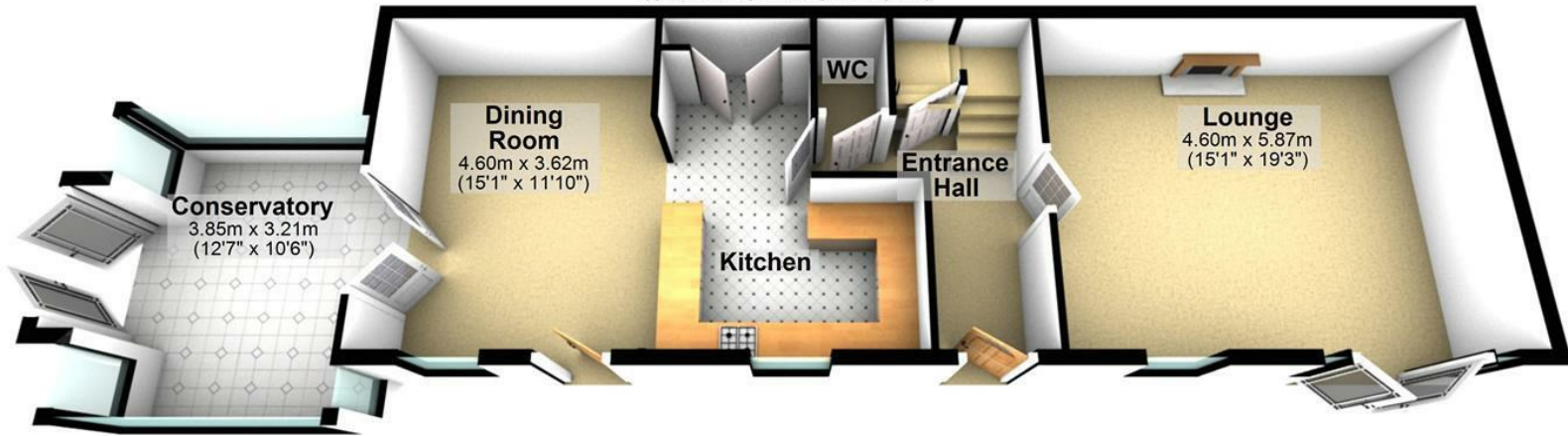


Garage and Parking



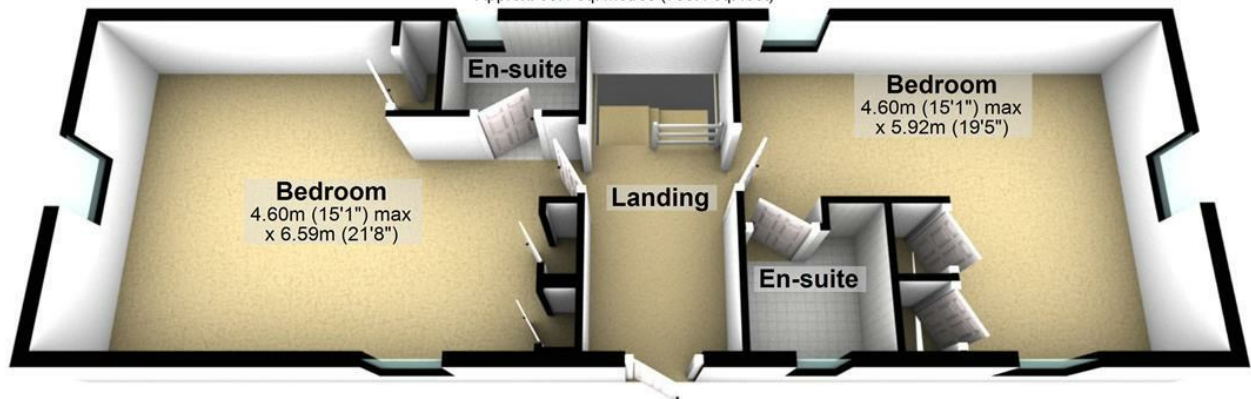
## Ground Floor

Approx. 81.3 sq. metres (875.0 sq. feet)



## First Floor

Approx. 68.1 sq. metres (733.4 sq. feet)



Total area: approx. 149.4 sq. metres (1608.4 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 |           |