

# LAUREL & WYLDE

E S T A T E   A G E N T S



## Wainbridge The Causeway, Mark, TA9 4QD £700,000

\*\*\* WANT A DETACHED FARMHOUSE WITH OUTBUILDINGS TO CONVERT? A STABLE & PEN? GROUNDS WITH A POTENTIAL BUILDING PLOT? WELL, SUBJECT TO THE NECESSARY PLANNING CONSENTS YOU COULD ACQUIRE THIS PROPERTY WITH HUGE POTENTIAL \*\*\* IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB TO SEE OUR FABULOUS VIDEO \*\*\* 5 BEDROOMS \*\*\* TWO BATHROOMS \*\*\* LARGE KITCHEN / DINING & FAMILY ROOM \*\*\* CONSERVATORY \*\*\* LIVING ROOM \*\*\* UTILITY ROOM & OFFICE ROOM \*\*\* RECEPTION HALL \*\*\* BEAUTIFUL SURROUNDING GROUNDS \*\*\* VENDORS SUITED WITH A PROPERTY TO PURCHASE \*\*\*



### Entrance - Utility / Office

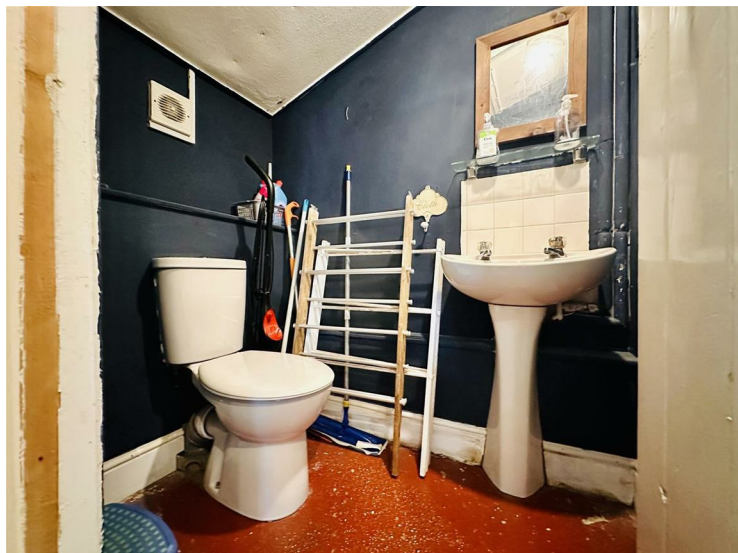
Generally, the main entrance is into the property is in through the utility / office through an original wooden glazed stable door, with a pitched roof, ceiling spotlights, concrete and tiled flooring, uPVC double glazed window, corner cupboard, doors to the kitchen / dining & family room, and the cloakroom.

There is space and plumbing for a washing machine, ample space for further appliances etc. The room is currently being used as an office, also.



### Cloakroom

Ceiling light, low level WC and a pedestal wash hand basin with twin taps. Extractor fan.



### Kitchen/Dining & Family Room

A fabulous front to back room with a uPVC double glazed bay window to the front and uPVC double glazed French Doors with matching surrounding panels leading into the conservatory, further doors lead into the reception hall. There are two lights above the dining / family room and spotlights above the kitchen area, tiled flooring and radiator. The kitchen has been fitted with a range of base and eye level units, with a mixture of granite and marble worktops. Inset 1 bowl ceramic sink with an adjacent drainer and mixer tap, integrated wine cooler, integrated dishwasher, space and gas point for a large range cooker with an extractor hood over. The central island has a breakfast bar with seating space for at least two people.

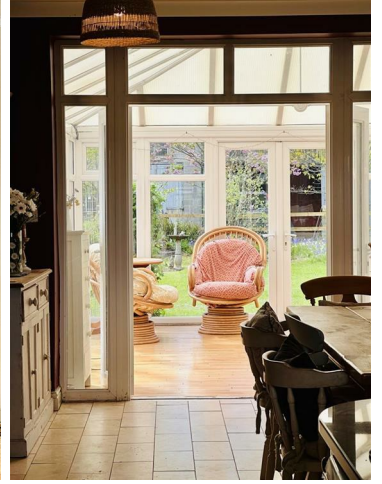
Doors to the reception hall, utility / office and the ground floor bedroom (5).







## Conservatory



## Living Room

A front and side aspect room with a uPVC double glazed Bay window to the front and a uPVC double glazed window to the side, coved ceiling, ceiling spotlights, radiator and a feature brick built fireplace with a cast iron floor standing log burner.







### Reception/Bedroom Five

A side aspect room with uPVC double glazed French Doors leading out to the gardens, pitched roof, ceiling spotlights, exposed original ceiling beam, slate tile effect wooden flooring, radiator. Door to a cupboard currently housing the pressurised hot water cylinder.



### Landing

Ceiling spotlights, loft hatch giving access to the room space, radiator, doors to bedrooms 1, 2, 3, 4, the family bathroom, the cloakroom and a useful storage cupboard. On the half landing there is a lovely, large uPVC double glazed feature window overlooking the rear gardens.



### Reception Hall

Side aspect uPVC double glazed sliding patio doors into a useful porch / storage area. Rear aspect uPVC double glazed bi-folding doors, ceiling light, stairs leading to the first floor landing, parquet wooden flooring, doors to the main living room and a cupboard.



### Master Bedroom

A front aspect room with uPVC double glazed windows, ceiling light, radiator, doors to the en-suite shower room and the walk in wardrobe.







### Bedroom Three

A front and side aspect room with uPVC double glazed sliding Sash windows, ceiling fan/light feature, radiator and a corner pedestal wash hand basin.

### En-Suite Shower Room

Tile effect vinyl flooring, radiator, low level WC, wall hung wash hand basin with twin taps, glazed and tiled shower area with as wall mounted mains shower system over.



### Bedroom Two

A rear and side aspect room with uPVC double glazed sliding Sash windows,



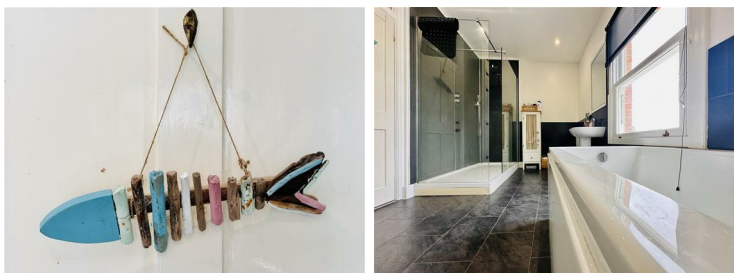
### Bedroom Four

A front aspect room with a uPVC double glazed sliding Sash window, ceiling light.



### Family Bathroom

A large rear aspect room with a uPVC double glazed sliding Sash window, ceiling spotlights, slate tile effect wooden flooring, part tiled walls, chrome heated towel rail, large corner cupboard, low level WC, pedestal wash hand basin, large panel enclosed bath with a chrome mixer tap and a hand held shower attachment, and a large glazed and uPVC clad walk in shower enclosure, with an overhead and hand-held shower attachment over.



### Out Building





### Log Cabin

The log cabin has a living / dining and kitchen area, a separate bedroom and a shower room, there is also a lovely little garden area to the side.

This has been an ideal Air BnB and at the moment, a let for Hinkley Point workers.



### Outside

To the immediate rear of the property there is a large brick built outbuilding currently separated into three main areas with an additional part on the far end which has a garage door, a glazed window and is currently being rented out for storage.

The other 3 areas have a pitched and tiled roof, there are glazed windows, power and lighting. This building would be the easiest to convert, subject to the necessary planning consents.

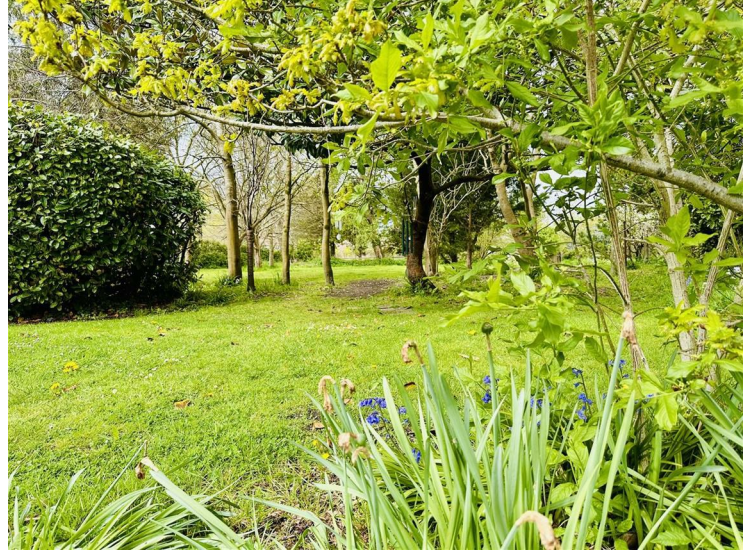
The Honey House is behind this, accessed through an. Large sliding door, another good size building of a block built construction, with power, lighting, glazed window and a pitched roof.

Beside / attached to The Honey House is an open fronted hay barn / loft with another enclosed outbuilding to the side, this has front and side doors.

There is a timber and galvanised stable with a decent enclosed pen / paddock behind.

Also, another block built outbuilding separated into two areas, with a pitched roof and doors into / out of each side.

### Gardens







Total area: approx. 429.8 sq. metres (4626.0 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>		
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