



**The Old Dairy Farm, Radstock , BA3 4QE**

**£292,000**



- **Beautifully Presented Throughout**
- **Picturesque Location**
- **Parking**
- **3D Interactive Tour**
- **Barn Conversion**
- **Tenure - Freehold**
- **Energy Rating - E**
- **Council Tax - C**
- **Ideal for First Time Buyer & Investors Alike**
- **Viewing Recommended**

Barons Property Centre welcomes to the market this One Bedroom BARN CONVERSION, showcasing a blend of rustic charm and modern comfort. Step into the heart of the home, where comprises large lounge and dining area with rustic beams and high ceilings creating an open and airy space with French doors that open onto the peaceful garden, a pristine bathroom featuring a shower over the bath. a kitchen which is boasting integrated appliances, sleek solid wood counter tops, and a charming Belfast sink. Through then into a generous bedroom with dual aspect offering sweeping views of the surrounding countryside, and the potential to convert into two bedrooms. The property is on a desirable corner plot, with front and rear garden lawn and patio awaits, basking in the sunshine and offering a serene retreat for outdoor enjoyment. The property also benefits from electric central heating, two allocated parking spaces. This picturesque residence presents an opportunity to embrace countryside living without compromising on modern amenities. Don't miss the chance to make this your home and call Barons Property Centre today on 01761 411 441 to book your viewing.

**Kitchen 8'8" x 8'5" (2.65 x 2.58)**

**Living Room 18'0" x 15'4" (5.50 x 4.69)**

**Bedroom 16'2" x 16'1" (4.95 x 4.91)**

**Bathroom 8'8" x 6'7" (2.65 x 2.02)**

**Please Note:**

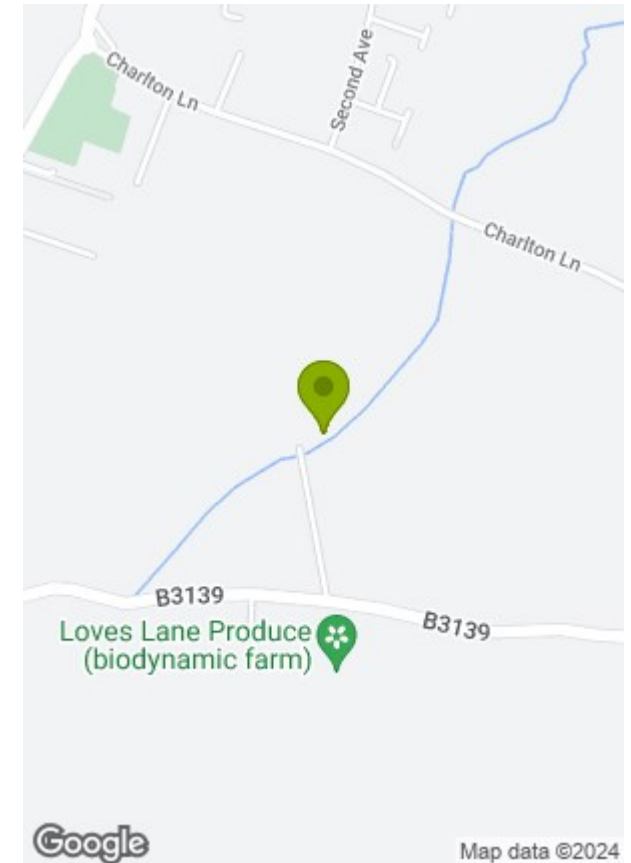
This property is in a complex of cottages and has a annual Management charge of Approximately £670 per Annum, which includes the upkeep of the Treatment/Septic Tank and general estate.







# AWAITING FLOORPLAN



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	100
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	42
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 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 <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

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