

LODESTONE



The Wood Shed , Alhampton





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BA4 6PZ

Guide Price: £475,000

2 
Bedrooms

1 
Bathrooms

1 
Receptions

PROPERTY FEATURES

- Delightful two bedroom barn conversion
- Extra large garden
- Private parking
- Walking distance to local pub
- Scope to extend
- Set down a peaceful 'no through road'
- No chain



Tucked away near the end of a quiet no-through lane in the popular village of Alhampton, this delightful two-bedroom barn conversion offers single storey living with character, space, and enormous potential. Converted in the 1990s, the barn sits in a generous plot of approximately one acre, bordered by mature trees and hedgerows, and is just a short stroll from the popular community led village pub The Alhampton Inn.

The main living space is open plan with Apex ceilings with exposed beams, wooden windows and French doors that open to the front of the property let in plenty of natural light. There is a wood-burning stove and a stone floor with underfloor heating that runs throughout the property.

The kitchen area has plenty of cupboard space and an integrated oven and hob as well as an under counter fridge and integrated dishwasher. There is space for a dining table and chairs.

From the kitchen a door leads to the hallway giving access to the bedrooms and bathrooms and the rear garden.

There are two double bedrooms, each with views over the garden and orchard. The tiled bathroom is generously sized and includes a bath, shower cubicle, basin, and loo.

A hatch in one of the bedrooms provides access to the loft space, which already benefits from two rooflights and offers potential for conversion (subject to the necessary planning consents).

At the rear of the property, a back door leads to a covered area currently used for log storage and a useful outbuilding with electricity – currently housing a tall fridge freezer and washing machine.



Outside

The Wood Shed sits in an usually substantial and private plot of approx one acre. The garden has been left largely to nature, creating a haven for wildlife with a number of mature apple trees scattered throughout and backing on to farm land. There is ample gravelled parking for several vehicles to the front, and the garden provides plenty of opportunity for those looking to create a more formal space.

With its charming character, peaceful setting, and potential to extend (subject to planning), this lovely home offers great potential.

Directions BA4 6PZ What3words - [///sends.newsreel.vesting](https://www.what3words.com/sends.newsreel.vesting)



Viewing by appointment only.

MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset Council

Council Tax Band: C

Guide Price: £475,000

Tenure: Freehold

PART B

Property Type: Bungalow

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Please refer to Ofcom website.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Multiple

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: N/A

Rights and Easements: N/A

Flood Risk: Low

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: D

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

Bruton & Shaftesbury

Fry's Halt
Station Road
Bruton, Somerset
BA10 0EH
Tel: 01749 605099
bruton@lodestoneproperty.co.uk

Wells

Melbourne House
36 Chamberlain Street
Wells, Somerset
BA5 2PJ
Tel: 01749 605088
wells@lodestoneproperty.co.uk

www.lodestoneproperty.co.uk

