



Olive

ESTATE AGENTS



Oak Barn Kingsway, Tarnock, Somerset BS26 2SE £317,500

*** UPGRADED AND IMPROVED, DETACHED BARN CONVERSION WITH PLANNING PERMISSION FOR A 4.4M EXTENSION, ADDITIONAL SKYLIGHT AND WINDOW TO THE LOUNGE *** BEAUTIFULLY APPOINTED WITH A WONDERFUL PLOT, OVERLOOKING FIELDS *** DRIVEWAY PARKING FOR AT LEAST 6 CARS *** TIMBER OUTBUILDING AND PERGOLA *** LOVELY, LOW MAINTENANCE REAR PATIO AND ALFRESCO DINING AREA *** OPEN PLAN LIVING / KITCHEN AND DINING AREA *** DOUBLE BEDROOM *** SHOWER ROOM *** 1ST FLOOR OFFICE / OCCASIONAL BEDROOM AREA *** SUPERIOR WINDOWS AND DOORS WITH BUILT IN SECURITY ***

Lounge/Diner/Kitchen

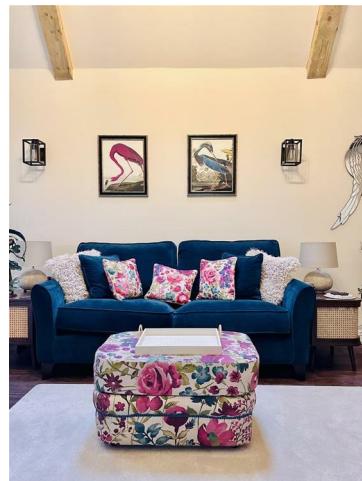
12'6" x 15'1" shortest or 20'6" longest (3.66m x 4.57m)

shortest or 6.25m longest)

The cottage is accessed through a solid wood door opening to a fabulous open plan living / dining / kitchen room, with vaulted beamed ceiling and mezzanine floor / office / temporary bedroom, which is reached by a pull down staircase. 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 (planning has been granted for a 4.4m extension. additional skylight and window to the living room).





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.



Office / Mezzanine

With a ceiling light, Velux rooflight, wall mounted gas fired combination boiler system and ample space for an office suite.



Rear Garden

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

Bedroom

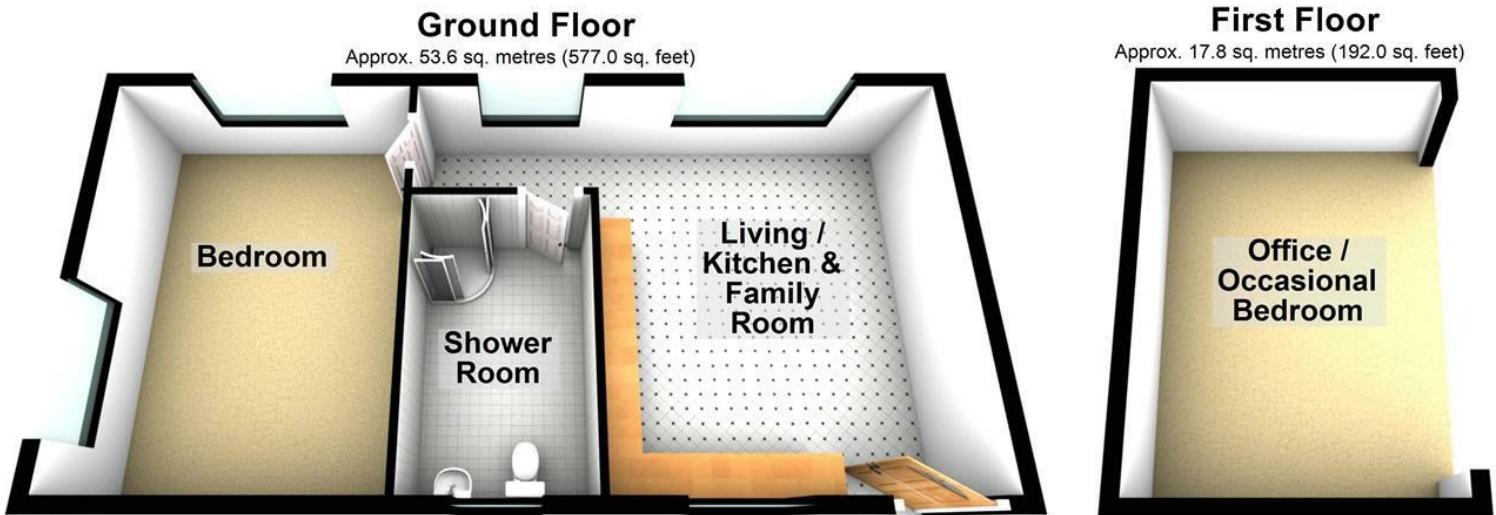
A rear aspect room with hardwood double glazed windows overlooking the terrace, with recessed spotighting, radiator and built-in double wardrobe with solid wood doors.



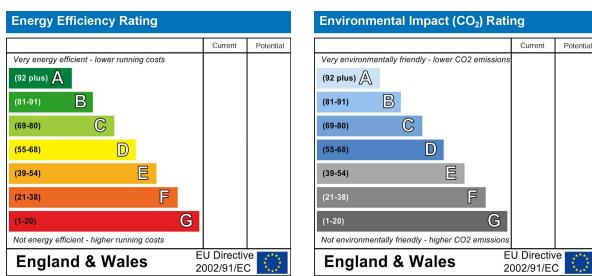
Gardens

There is a beautiful entrance onto the driveway laid to shingled stone, offering parking for at least 10 cars, there are two lawned areas, beautiful views over the neighbouring fields and farmland, a useful timber outbuilding and a lovely pergola feature.





Total area: approx. 71.4 sq. metres (769.0 sq. feet)



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