



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 ***

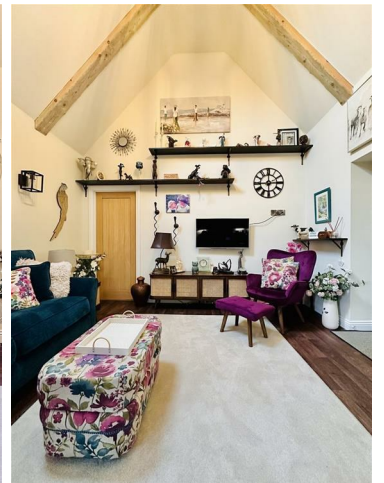
Lounge/Diner/Kitchen

12'69 x 15'14 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.

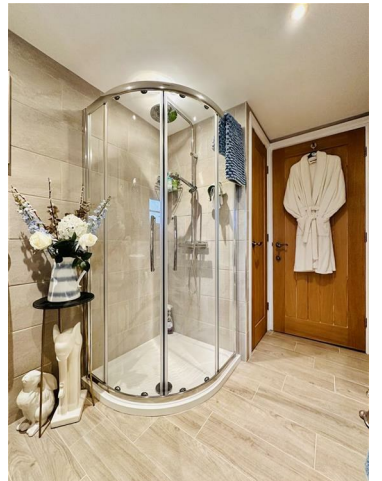
Solid wood doors to the bedroom, shower room and potential extension (planning has been granted for a 4.4m extension. additional skylight and window to the living room).





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.



Bedroom

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

Rear Garden

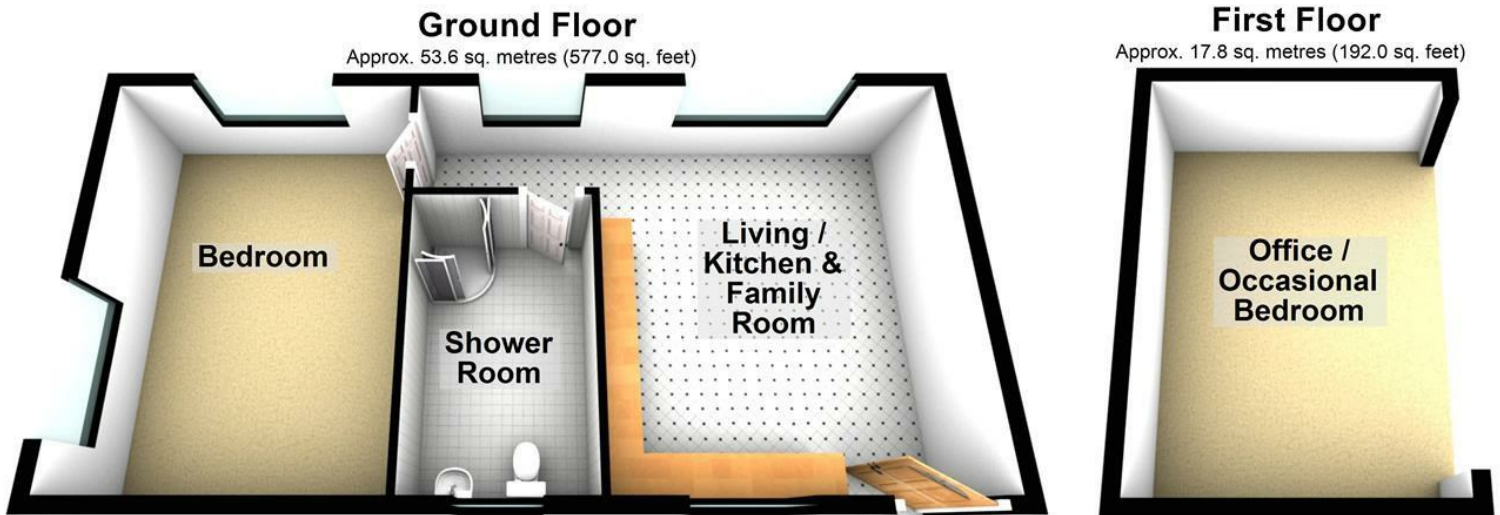
A fabulous, sheltered, morning to mid-day sun spot and terrace, ideal for brunch on a sunny weekend!



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)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	