

Gate Barn | Piltown | BA6 8NQ

FREEHOLD

£215,000

## PROPERTY SUMMARY

1  1  1  F 

This immaculate stone-built detached barn conversion in Piltown with no onward chain has come to the market. The open plan living area is a standout feature, providing a bright and airy space that seamlessly combines the kitchen/diner and living room. This design not only enhances the sense of space but also creates an inviting atmosphere, ideal for entertaining guests or enjoying quiet evenings at home. The rustic charm of the barn conversion is complemented by modern finishes, ensuring comfort and style throughout. Surrounded by the picturesque countryside, this property offers a peaceful setting while still being conveniently located near the vibrant town of Glastonbury.

### Entrance Hall

Electric heater. Airing cupboard. Door leading to bathroom and bedroom. Through way in to open plan kitchen/dining and living area.

### Open Plan Kitchen/Diner/Living Room

18'3 x 13'1 (5.56m x 3.99m)

A range of wall, drawer and base units with work surface over. Stainless steel sink with mixer tap over. Neff electric oven, induction hob and cooker hood over. Integrated fridge/freezer. Integrated dishwasher. Integrated washer/dryer. Two electric heaters. Built in electric feature fireplace. Wall mounted lights. UPVC double glazed doors leading out to front of property.

### Bedroom

13'0 x 8'10 (3.96m x 2.69m)

Built in wardrobes. Electric heater. UPVC double glazed doors leading out to the patio.

### Bathroom

Three piece white suite, low level WC, wash hand basin with storage under and panelled bath with shower over. Tiling to splash prone areas. Heated towel rail. Spotlights. Extractor fan.



Barn Conversion  
Immaculately Presented  
One Double Bedroom  
Open Plan Kitchen/Diner/Living Room  
Bathroom  
Patio And Entertaining Area  
Off Road Parking  
Village Location  
No Onward Chain



## INTERESTED IN THIS PROPERTY

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## MORTGAGE ADVICE

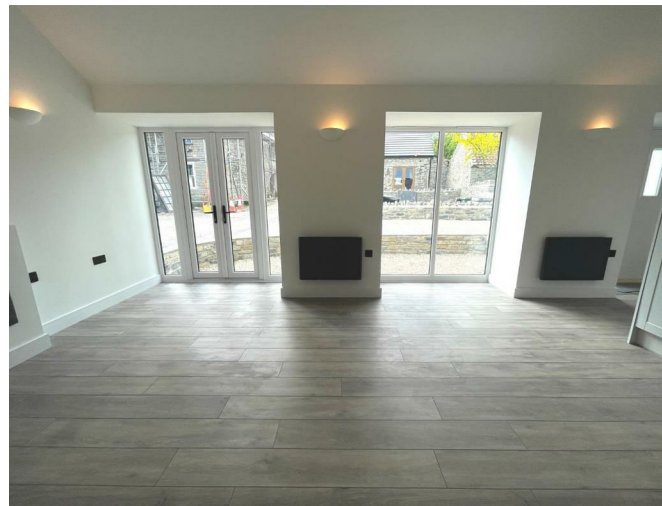
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## Front Of Property

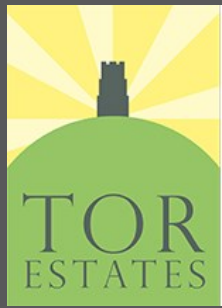
Patio and entertaining area. Electric car charging point. Parking for several vehicles.

## Disclaimer

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## West Pennard Ammenities

The village of West Pennard is situated within the catchment area of Millfield Preparatory School. Lying within the triangle between Wells, Shepton Mallet and Glastonbury. It has a Public House, Village Hall and excellent Primary School.



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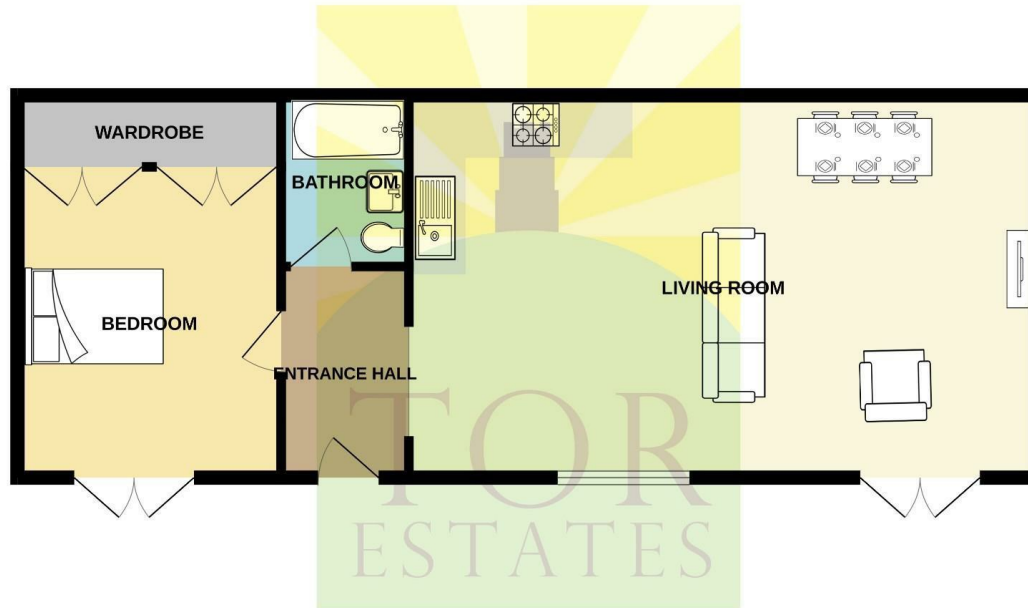
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## GROUND FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	38	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

