



Blackford
Nr Yeovil

£2350 per calendar month
Long let

www.hamletlettings.co.uk

01963 34006

Flowers Barn, Blackford, Yeovil, Somerset BA22 7EB

£2350pcm

A superb example of a barn conversion located in a quiet position tucked away from main roads. Converted to the very highest of standards with fastidious attention to detail whilst remaining faithful to its origins. The property has immaculately maintained accommodation throughout and retains many character features.

ACCOMMODATION

Solid wooden front door to;

ENTRANCE HALL

Velux roof window, tiled flooring with underfloor heating, stairs to first floor, telephone points, doors to;

CLOAKROOM:

White suite comprising close coupled WC set into vanity unit with storage, wall mounted wash hand basin. Tiled flooring with underfloor heating, wooden framed double glazed window to front aspect, water softener.

OFFICE:

Wooden framed window to side aspect, Velux roof window, two built-in double door storage cupboards with fitted shelving and hanging rails, built-in book shelving. Tiled flooring with underfloor heating, telephone points.

DINING ROOM:

Tiled flooring with underfloor heating, door to useful understairs storage cupboard with automatic lighting, exposed stonework and ceiling beams, double opening glazed doors with matching side panels to kitchen, door to utility room, glazed door with matching side panels to;

SITTING ROOM:

Lovely light and bright room with floor to ceiling windows to front and rear aspects, double glazed wooden framed doors to rear garden. Tiled flooring with underfloor heating, exposed stonework and ceiling beams, stone hearth with electric style woodburning stove, wall lighting.

KITCHEN/BREAKFAST ROOM:

Fitted with a comprehensive range of floor and wall mounted kitchen units with complementary granite working surface over. Inset Belfast sink with granite drainer. Integrated dishwasher, undercounter fridge, double electric oven at chest height, 4 ring halogen hob with extractor hood over. Tiled flooring with underfloor heating, wooden framed double glazed windows to rear aspect, two large Velux roof windows, wooden framed double glazed door to rear garden. Vaulted ceiling with exposed beams.

UTILITY ROOM:

Fitted with a range of wall and floor mounted units with complementary roll edge working surface over. Inset ceramic bowl sink and drainer, space and plumbing for a washing machine, tumble dryer and tall fridge freezer. Tiled flooring with underfloor heating, extractor fan.

From the entrance hall stairs rise to:

FIRST FLOOR

LANDING:

Wooden framed double glazed window to front aspect, hatch to loft space, door to airing cupboard which houses the oil central heating boiler and some slatted shelving. Underfloor heating, doors to;

BEDROOM 1:

Superb sized double bedroom with wooden framed double glazed windows on three sides. Exposed stonework and vaulted ceiling with exposed timbers. Underflooring heating, door to;

EN-SUITE BATHROOM:

Fitted with a suite in white comprising panelled with shower attachment, close coupled WC and wash hand basin set into vanity unit with storage cupboards. Velux roof window, useful eaves storage with fitted shelving, extractor fan, exposed beams, underfloor heating.

BEDROOM 2:

Double bedroom with wooden framed double glazed windows to front aspect, underfloor heating, exposed beams.

BEDROOM 3:

Double bedroom with wooden framed double glazed windows to front aspect, underfloor heating, exposed beams, built-in wardrobe with fitted shelving and hanging rail.

SHOWER ROOM:

Stylish fitted suite comprising large walk-in shower cubicle with mains powered shower, pedestal wash hand basin and close coupled WC. Chrome heated towel rail, Velux roof window, extractor fan, exposed beams.

OUTSIDE

Property is approached over a shared gravelled drive which leads to a parking area for 2 vehicles adjacent to the property.

Driveway continues to a car port where there's further parking for 1 vehicle. At the rear of the car port is a lockable storage room.

FRONT GARDEN:

Pedestrian gate from the parking area leads into an enclosed small front garden which is laid to gravel with a stone paved path to the front door.

REAR GARDEN:

Accessed through a pedestrian gate from the parking area. The garden is split levelled and mainly paved to lawn with a number of well stocked flowerbeds which have a range of established annual and perennial planting. Stone paved seating terrace, oil tank hidden behind some trellis fencing. Garden is enclosed by natural stone walling and fencing.

Restrictions: No Smokers, pets negotiable with owners

Holding Deposit: £542.00 to secure the property to be off set against the first month's rent

Rent: £2350.00 per calendar month

Available: Available end of 26th July 2024 for initial term of 12 months. (Renewable)

Deposit: £2710.00 to be held under the terms of the Deposit Protection Service for the duration of the tenancy.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		74 C	88 B