

House & Studio at The Granary, High Street, Oakhill, BA3 5FH

Offers In Region Of £600,000

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The Granary, a historic Malting site for the brewery in years gone by, later reconstructed in 2008, to make a collection of highly specified homes with a gated road leading in. Our property, a detached house with the exciting twist of having a large studio building at the end of the garden. This makes this home perfect as a multi generational home, home working space or even a rental income option.

You will fine an abundance of space exceeding 250 sq.m with an efficient C Energy Performance Rating. If you are looking for space this is one to check out. We love the layout over three floors in the main house and two in the studio. Presently a dual garage, hallway and cloak room on the lower floor.

Gardens as well as driveway parking complete the home. Located in Oakhill village, a rural idyll which is around 30 minutes from Bath and 45 to Bristol and Bristol Airport.

Quote Reference NF0664 To Arrange Your Viewing











Hall

Door to the side aspect with a double glazed window to the front aspect, recessed spot lights, stairs leading to the first floor, thermostat control and Oak wooden flooring.

Cloakroom

1.56m x 1.24m (5'1" x 4'0")

Obscure double glazed window to the front aspect, recessed spot lights, extractor fan, radiator and oak wooden flooring. There is a two piece suite comprising of a pedestal wash hand basin and a low level WC.

Study/Reception

4.29m x 3.2m (14'0" x 10'5")

Two double glazed windows to the front aspect, French doors into, radiator and oak wooden flooring. There is a storage cupboard with shelving and the consumer unit.









Utility room
2.48m x 1.56m (8'1" x 5'1")

Extractor fan, recessed spot lights, wall mounted Ideal combination boiler, a range of wall and base units with granite work surfaces, Belfast sink with a mixer tap over, spaces for a washing machine and tumble dryer.

Kitchen/Dining Room
6.35m x 5.16m (20'10" x 16'11")

Double glazed French doors and windows to the rear and aside aspects and recessed spot lights The kitchen area has a range of wall and base units including an island all with granite work surfaces, Belfast sink with a mixer tap over. There is a good range of integral appliances such as a five ring gas hob with an extractor hood over, electric oven, fridge/ freezer and dishwasher. The room has slate

Living Room
6.37m x 4.23m (20'10" x 13'10")

Double glazed French doors and windows to the rear aspect with a balcony, two double glazed skylight windows, recessed spot lights, fire place with a stone surround, granite hearth and coals effect fire, television and telephone socket.

Bathroom
1.7m x 1.68m (5'6" x 5'6")

Double glazed skylight window to the side aspect, recessed spot lights, radiator and vinyl flooring? There is a three piece suit comprising of a bath with a shower attachment, wall mounted wash hand basin and a low level WC.

Bedroom One

Ensuite
2.11m x 1.95m (6'11" x 6'4")

Obscure double glazed window to the front aspect, double glazed skylight window to the side aspect, partially tiled walls, shaving socket, radiator and vinyl flooring. There is a four piece suite comprising of a double shower cubicle with a mixer shower over, vanity unit with a wash hand basin, low level WC and a bidet.

Landing

Double glazed skylight window to the side aspect, recessed spot lights and a loft hatch.

Bedroom Two
4.52m x 3.69m (14'9" x 12'1")







Ensuite
2.55m x 1.34m (8'4" x 4'4")

Double glazed skylight window to the side aspect, extractor fan, recessed spot lights, radiator and vinyl flooring. There is a three piece suite comprising of a double shower cubicle with mixer shower over, pedestal wash hand basin and a low level WC.

Bedroom Three
3.2m x 2.31m (10'5" x 7'6")

Double glazed window to the rear aspect, radiator and a telephone point.

Bedroom Four
4.3m x 2.06m (14'1" x 6'9")

Double glazed window to the rear aspect, fitted

Rear Garden
8.91m x 8.62m (29'2" x 28'3")

There is a wooden fence surround with two side access gates and access to the Studio/ garages. The garden has a patio area from the house that leads onto an artificial lawn. The borders are filled with a range of flowers and shrubs making this a relaxing and sheltered garden. There is also an outside tap and light.

Front Gardens

The front gardens have a pathway and outside light. The garden area is laid to a mixture of shrubs and flowers.

Studio/Garage

Hallway

Double glazed door to the rear aspect and and obscure double glazed door to the front aspect, smoke alarm, recessed spot lights, alarm and thermostat controls, stairs leading to the first floor, radiator and luxury vinyl flooring.

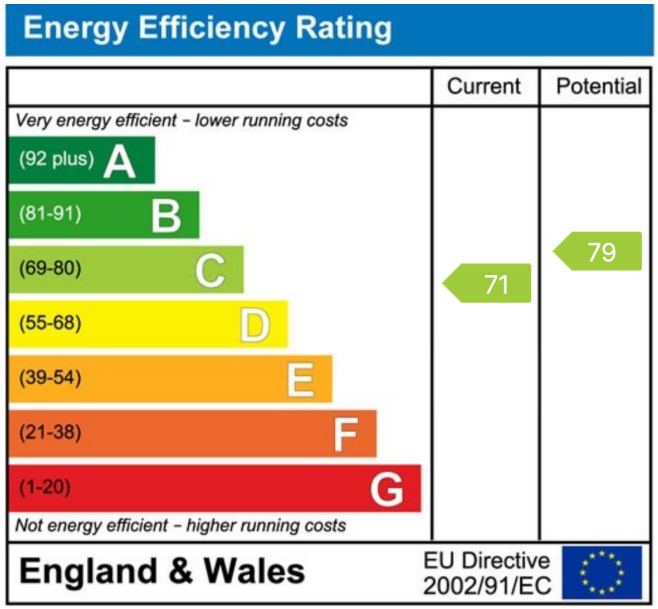
Cloakroom
1.88m x 0.95m (6'2" x 3'1")

Obscure double glazed window to the rear aspect, extractor fan, radiator and luxury vinyl flooring. There is a two piece suite comprising of a pedestal wash hand basin and a low level WC.

Garage 1
4.68m x 3.58m (15'4" x 11'8")







Garage 2
4.63m x 2.61m (15'2" x 8'6")

Electric up and over door, consumer unit, power, light and a painted concrete floor. There is a wall mounted Worcester boiler.

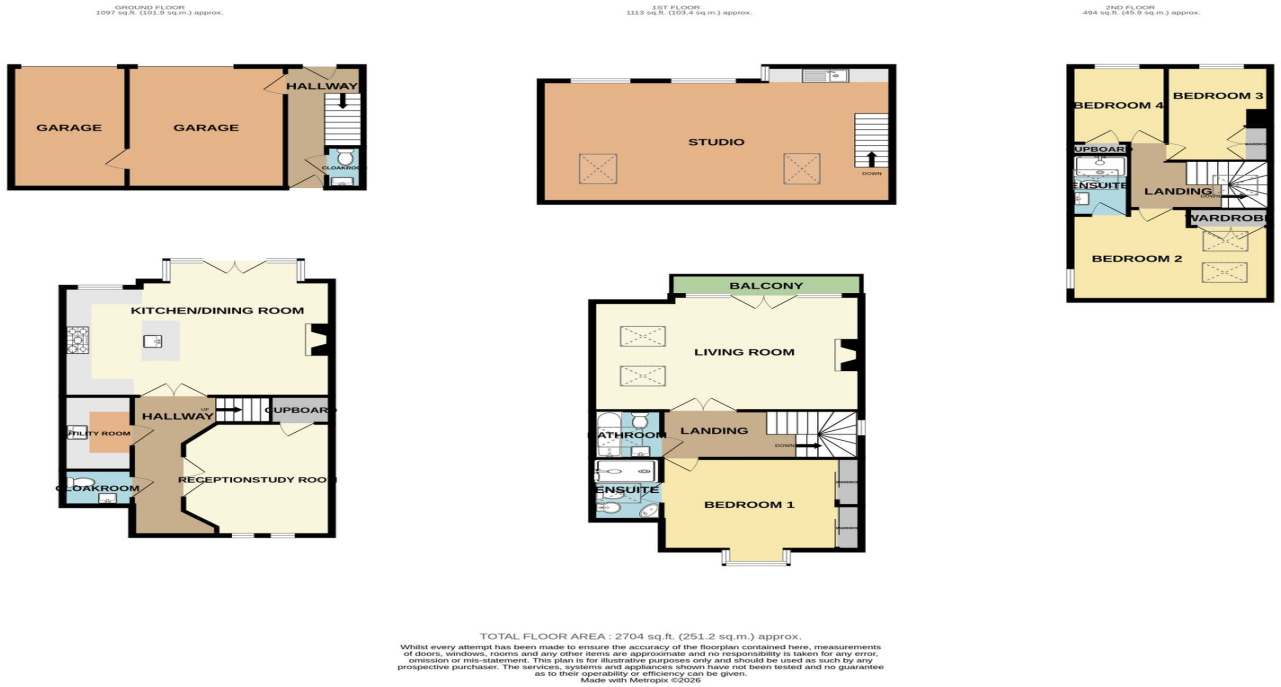
Studio
8.5m x 5.62m (27'10" x 18'5")

Two double glazed windows to the front aspect, double glazed window to the side aspect and two double glazed sky light windows to the rear aspect. The room is an open plan with a kitchenette at one end that has base units, laminate work surfaces, stainless steel sink unit with mixer taps, an integral dishwasher and space for a fridge. The room also has radiator and telephone point.

Driveway

Blocked paved driveway in front of the twin garages and can accommodate three cars with ease.





TOTAL FLOOR AREA : 2704 sq.ft. (251.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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