



Spring Barn Baggs Lane, Cheddar, BS27 3TU

£510,000

*** DETACHED CONVERTED BARN *** WELL PRESENTED THROUGHOUT *** VERSATILE BARN/GARAGE IN THE REAR GARDEN WITH TWO GOOD SIZE ROOMS ABOVE, PERFECT FOR CURRENT USE AS AN OFFICE/HOBBIE ROOMS OR TO CONVERT FOR HOLIDAY LET USE (subject to the necessary planning consents) *** LIVING ROOM OPENING TO A DINING ROOM *** KITCHEN *** BEAUTIFUL PERIOD FEATURES THROUGHOUT *** DOWNSTAIRS CLOAKROOM *** TWO DOUBLE BEDROOMS ON THE FIRST FLOOR *** TWO CONVERTED ATTIC ROOMS ON THE SECOND FLOOR *** TUCKED AWAY DOWN A QUIET LANE *** POPULAR DRAYCOTT VILLAGE LOCATION *** LARGE FAMILY BATHROOM *** REAR GARDEN *** OFF STREET PARKING AND GARAGE *** EPC TO BE CONFIRMED *** COUNCIL TAX BAND E *** FREEHOLD ***

Entrance Hall



Dining Room



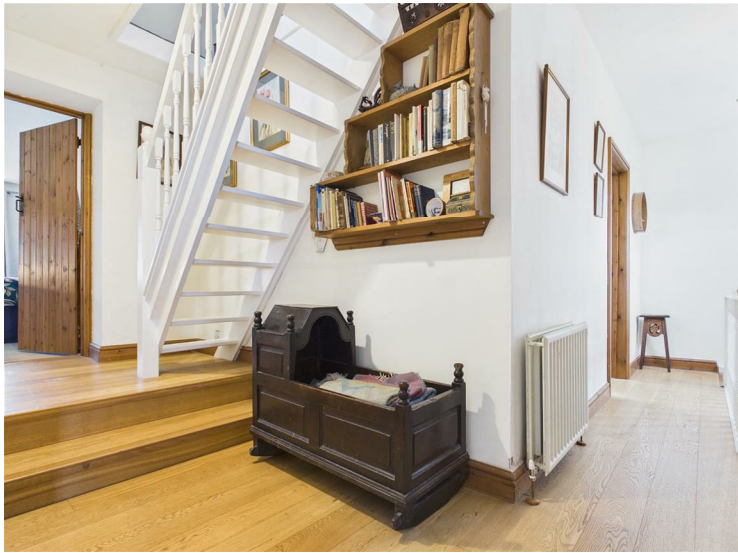
Sitting Room



Kitchen



Landing



Main Bedroom



Bedroom Two



Family Bathroom



Attic Room One



Attic Room Two



Rear Garden



Garage/Barn





Floor 0 Building 1



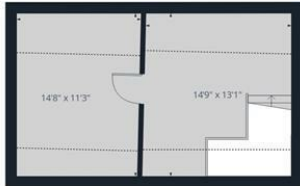
Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾
2003 ft²

Reduced headroom
267 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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		
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