



Olive

ESTATE AGENTS



Laburnum House New Road, Highbridge, Somerset TA9 3PT £600,000

*** OPEN DAY SATURDAY 23RD MAY - CALL TO BOOK YOUR SLOT *** ONE OF THE MOST UNIQUE AND AMAZING PLACES WE'VE EVER SEEN *** FABULOUS OUTBUILDINGS WITH ENDLESS POSSIBILITIES *** BEAUTIFUL DETACHED BARN *** DONKEY STABLE *** 5 SEPARATE STABLES AND A HAY STORE *** THREE LARGE STORAGE BARN *** CAR PORT *** OUTBUILDING / ANIMAL BARN *** THREE BEDROOM SEMI-DETACHED COTTAGE IN NEED OF MODERNISING *** APPROXIMATELY 1.6 ACRES LAND ***



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Floor 0 Building 4



Floor 0 Building 5

Approximate total area⁽¹⁾
5784 ft²
Reduced headroom
79 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.

GIRAFFE 360

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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		