



Olive

ESTATE AGENTS



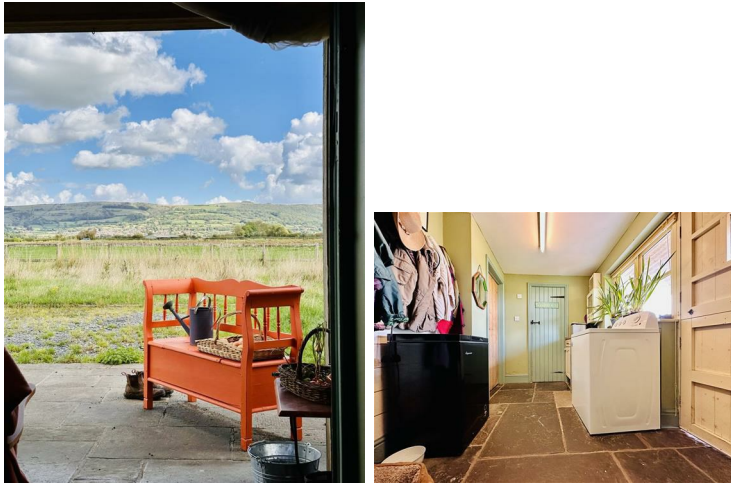
Cricklake Farm , Wedmore, BS28 4HF £995,000

*** WHAT AN ABSOLUTE BARGAIN!!!!!!!!!! *** PROPERTY SUBJECT TO AN AOC *** 6 BEDROOM DETACHED FARMHOUSE WITH A FABULOUS ARRANGEMENT OF BUILDINGS AND BARNs *** 4 BATH / SHOWER ROOMS *** 13 ACRES OF LAND / PADDOCKS / HARD-STANDINGS & YARDS *** IDEAL FOR AGRICULTURAL USE OR EQUESTRIAN *** SPECTACULAR VIEWS *** FREEHOLD *** EPC BAND - D *** COUNCIL TAX BAND - D ***

Entrance

Access via a wooden glazed stable door into the Rear Utility Hall.

Utility Hall



Shower Room

A side aspect room with a wooden double glazed window, fully tiled, ceiling light, extractor fan, radiator, low level wc, a wall mounted main shower system.



Office

A front aspect room with a wooden double glazed window, ceiling light, flagstone flooring, radiator, floor mounted Worcester oil fired boiler system.

Kitchen/Diner

A lovely farmhouse style front to back kitchen, with wooden double glazed windows to the front and rear, exposed timber beams, flagstone flooring, doors to inner hallway, and the wall in larder. Fitted with base and eye level units with blue lias? Work surfaces, two ceramic Belfast sinks with twin taps, floor standing oil fired Rayburn, radiator, ample space for dining table and chairs, space for a cooker, space for tall fridge/freezer.



Walk In Larder

Very useful room fitted with a range of shelving with ceiling light, flagstone flooring, great space for food preparation and storage.



Inner Hallway

Originally the main front and rear access points to the property with wooden doors to the front and rear, and rear aspect wooden double glazed windows, wooden double glazed windows to the front, radiator, flagstone flooring, two ceiling lights, stairs leading to first floor landing with understairs storage space, the front door goes out to a lovely stone and brick built porch with a decorative arch brick feature, and a vaulted roof. Also doors to the main living room, sitting room/hobby/playroom.



Main Living Room

Another lovely triple aspect room with rear and side double glazed windows, exposed ceiling beam, striped pine wooden flooring, two radiators, a beautiful inglenook fireplace with a floor standing log burner.



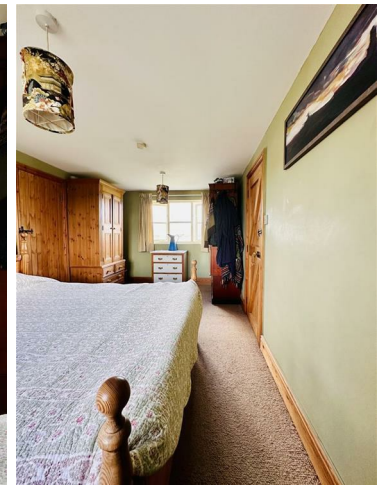


Sitting Room/Hobbies/Playroom

Another front aspect room with wooden double glazed windows, ceiling light, radiator.

Landing

A spacious gallery landing area with two front aspect wooden double glazed windows with amazing views across neighbouring fields, The Mendips and Cheddar Gorge, two ceiling lights, doors to bedrooms one, two, three, family bathroom (jack and Jill), the stair access to the second flooring, and double doors to a large airing cupboard.



Dressing Room

A rear aspect room with wooden double glazed roof light, ceiling light, radiator, open hanging space, door to En-Suite bathroom.



Main Bedroom

A front to back room with wooden double glazed windows offering spectacular views across neighbouring fields, The Mendips and Cheddar Gorge, with two ceiling lights, radiator, door leading to the dressing room.



En Suite

A side aspect room with a wooden double glazed window, ceiling light, extractor fan, vinyl flooring,

radiator, low level WC, wash hand basin, panel enclosed bath with a hand held shower attachment over mixer tap.

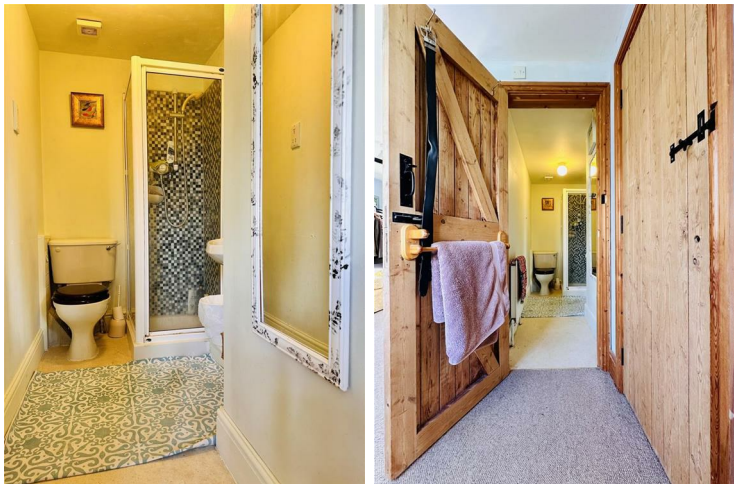


Bedroom Two



En Suite Shower Room

Ceiling light, radiator, vinyl flooring, level wc, wash hand basin, glazed and tiled shower enclosure with mains shower system.



Bedroom Three

A front aspect room with wooden double glazed windows offering those stunning views, ceiling light, radiator, door to the wardrobe and the Jack and Jill bathroom.



Jack and Jill Bathroom

A rear aspect room with wooden double glazed windows, offering usage for a family bathroom or an En-suite to bedroom three. Ceiling light, radiator, vinyl flooring, low level wc, wash hand basin, panel enclosed bath with twin taps.

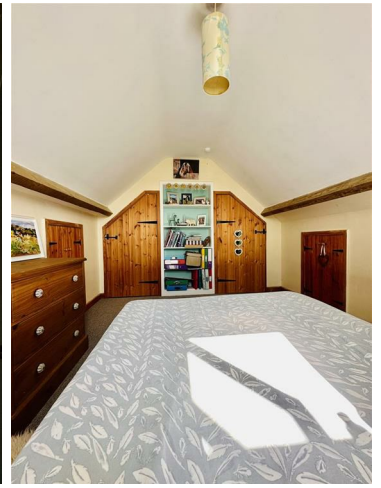


Second Floor Landing

Ceiling light, doors to bedrooms four and Six.

Bedroom Four

A good size rear aspect room with a double glazed Velux style roof light, built into the roof space with exposed ceiling beams, two access points to Eaves storage, door to the wardrobe, and a further door to a joining bedroom five.



Bedroom Six

Another rear aspect room with Velux style roof light, built into the roof space, ceiling beams, ceiling light, four access points to Eaves storage space.



Bedroom Five

A side aspect room with wooden double glazed windows, ceiling light, ceiling beams, four access points to Eaves storage space, and door to the wardrobe.



Land, Barns and Orchard





Views



