



# Olive

ESTATE AGENTS



## Leaze Farm Wharfside, Lympsham, Somerset BS24 0EZ £795,000

\*\*\* APPROXIMATELY 3/4 ACRE OF GROUND WITH THIS ABSOLUTELY BEAUTIFUL, COMPLETELY RENOVATED FARMHOUSE \*\*\* FINISHED TO A VERY HIGH STANDARD WITH NEFF APPLIANCES IN THE KITCHEN, ALONG WITH A BOILING WATER TAP \*\*\* LARGE LIVING ROOM WITH LOG BURNER \*\*\* LARGE SITTING ROOM / PLAY ROOM \*\*\* UTILITY ROOM & CLOAKROOM \*\*\* FOUR FABULOUS BEDROOMS \*\*\* LARGE MASTER EN-SUITE & FAMILY BATHROOM \*\*\* FABULOUS BRICK OUTBUILDINGS RIPE FOR CONVERSION (SUBJECT TO THE NECESSARY PLANNING CONSENTS) \*\*\* THREE SEPARATE, LARGE TIN OUTBUILDINGS / BARNES \*\*\* FABULOUS SURROUNDING GROUNDS & AMPLE OFF STREET PARKING \*\*\* COUNCIL TAX BAND E \*\*\* EPC TBC \*\*\*





Floor 0 Building 1



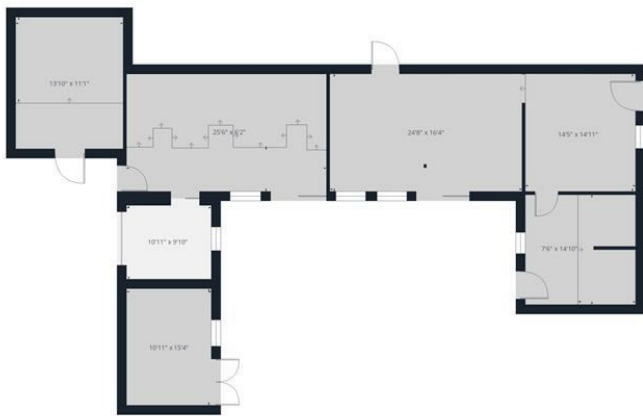
Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
4218 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 0 Building 2



Floor 0 Building 4

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	