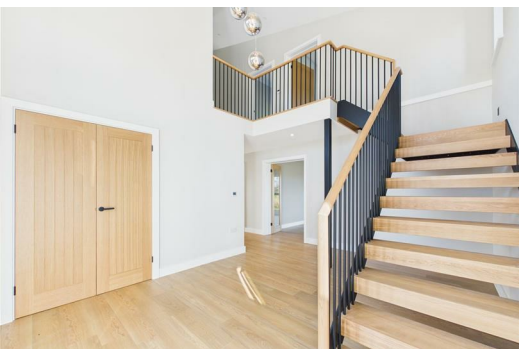




# Olive

ESTATE AGENTS



## Uphill View Wharfside, Lympsham, Somerset BS24 0EZ £1,295,000

\*\*\* IN A CLASS OF IT'S OWN AND A TOTAL ONE-OFF FOR THIS AREA \*\*\* APPROXIMATELY 2 ACRES OF LAND \*\*\* 2,564 SQ/FT OF THE MOST SPECTACULAR ACCOMMODATION, THROUGHOUT \*\*\* SUPERBLY GRAND ENTRANCE HALL WITH A STRIKING STAIRCASE \*\*\* HUGE LIVING / FAMILY ROOM \*\*\* BEAUTIFULLY APPOINTED KITCHEN WITH NEFF APPLIANCES AND A BOILING WATER TAP \*\*\* LARGE SITTING ROOM \*\*\* UTILITY ROOM & CLOAKROOM \*\*\* PLANT ROOM \*\*\* FOUR / FIVE BEDROOMS \*\*\* MASTER SUITE WITH WARDROBE / DRESSING AREA AND EN-SUITE SHOWER / WET ROOM \*\*\* BEDROOM TWO WITH AN EN-SUITE SHOWER / WET ROOM \*\*\* FAMILY BATHROOM \*\*\* BEDROOM FIVE / OFFICE \*\*\* EXPANSIVE DRIVEWAY WITH PARKING FOR AT LEAST 10 CARS \*\*\* WONDERFUL LOCATION AND VIEWS \*\*\* NEIGHBOURING RHYNE AROUND PART OF THE PLOT \*\*\* EPC - TBC \*\*\* COUNCIL TAX BAND - TBC \*\*\*





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
2564 ft<sup>2</sup>  
Reduced headroom  
19 ft<sup>2</sup>

(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 <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	