

# Huxham Lane

Nr East Pennard, BA4 6RP

COOPER  
AND  
TANNER



£695,000 Freehold

6 3 3 EPC D

## Description

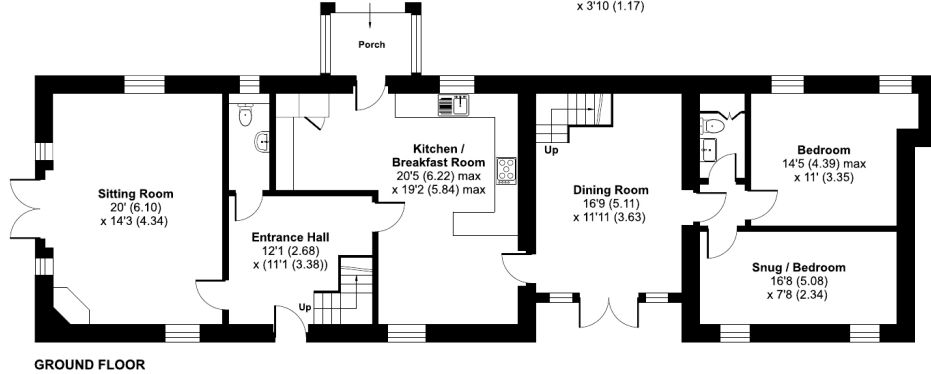
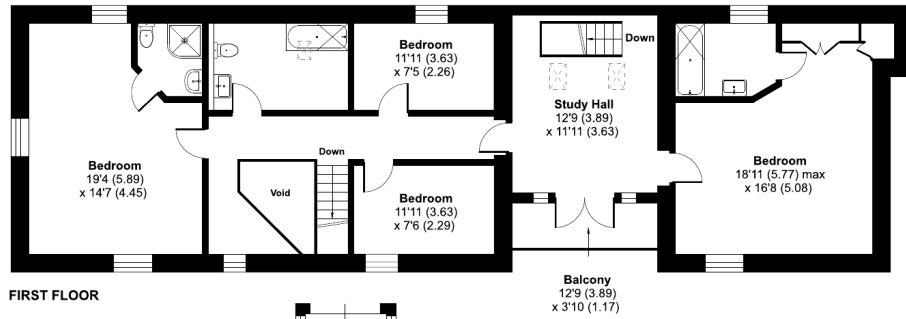
A spacious and most individual barn conversion providing a versatile configuration to suit growing families or those seeking multi-generational living. The property is located in a small hamlet and retains a number of original features. There are up to six bedrooms spread across two floors, three of which feature en-suite facilities. An impressive first floor balcony can be accessed via a substantial landing / study area. A stunning South West facing sitting room featuring French doors, separate dining room, the contemporary kitchen and snug / sixth bedroom are all located on the ground floor. Gardens and grounds extend to just over 0.3 acres and consist of enclosed gardens, a separate paddock, car port and allocated parking.



## Huxham Lane, East Pennard, Shepton Mallet, BA4

Approximate Area = 2693 sq ft / 250.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Cooper and Tanner. REF: 1194112



### Features

- NO ONWARD CHAIN
- Separate paddock and enclosed gardens
- Versatile accommodation to suit multi generational living
- Secluded Hamlet well away from busy roads
- Annexe potential, subject to some re-configuration and necessary permissions
- Car port and allocated parking
- Three en-suite bedrooms and a family bathroom
- Management charges apply. Further information on request
- Freehold - Council Tax Band G

### Local Information

- Council Tax Band G
- Tenure Freehold
- EPC Rating D

#### GLASTONBURY OFFICE

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