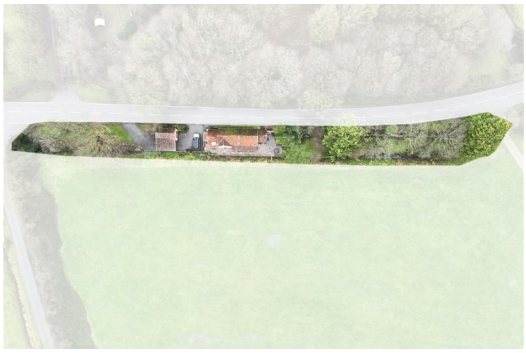
Olive

ESTATE AGENTS









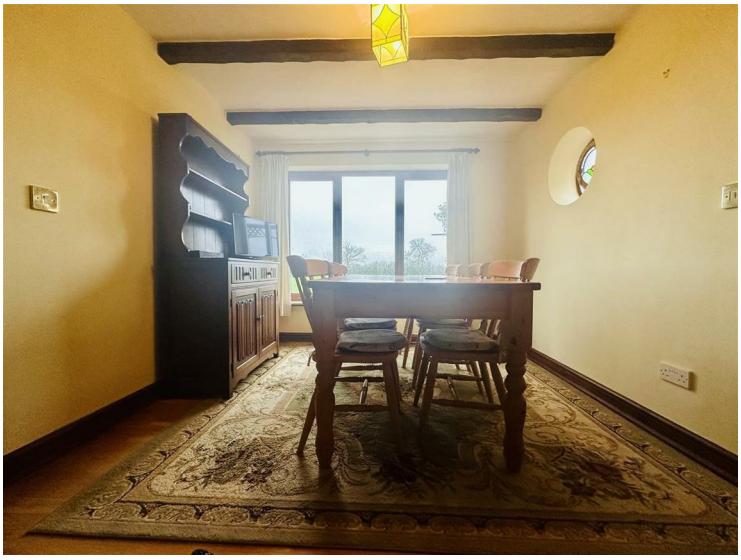
# Ash Tree House Barrow Causeway, Wells, BA5 1PJ
# £460,000

*** OUTRAGEOUSLY UNIQUE PROPERTY *** AMAZING OPPORTUNITY TO HAVE A BEAUTIFUL COTTAGE WITH TWO (LONG & THIN) HUGE GARDENS *** STONE OUTBUILDING *** GARAGE *** CAR PORT *** AMPLE OFF STREET PARKING *** LIVING ROOM *** DINING ROOM *** KITCHEN *** UTILITY / CLOAKROOM *** TWO BEDROOMS *** TWO BATHROOMS *** FABULOUS VIEWS *** EPC F *** COUNCIL TAX BAND E *** FREEHOLD ***

## Entrance
Accessed via a double glazed composite door with a side UPVC double glazed window, ceiling light, ample cloak hanging space, door leading into the dining room.

## Dining Room
Front and side aspect room with large UPVC double glazed windows overlooking the neighbouring fields and farmlands, side aspect feature circular UPVC double glazed windows, exposed ceiling beams, ceiling light, solid oak wooden flooring, door leading into the Kitchen.





## Kitchen/Breakfast Room
Front to back room with UPVC double glazed windows overlooking the fields and farmland, with a pineclad ceiling, exposed ceiling beams, solid oak wooden flooring, radiator, door leading into the inner hallway. Kitchen has been fitted with a range of base and eye level units with granite rolled edge work surfaces, inset bowl sink, space and plumbing for dish washer, space for a tall fridge freezer, integrated double oven, four ring hob, extractor hood over, wall mounted Worcester gas combi system.







## Inner Hallway
Solid oak wooden flooring, ceiling light, useful understairs storage cupboard, radiator, and a door to the living room.

## Sitting Room
A front aspect room with two UPVC double glazed windows, exposed ceiling beams, exposed fire place with a cast iron log burner on a flagstone hearth, solid oak wooden flooring, radiator, and a door through to the rear hallway.

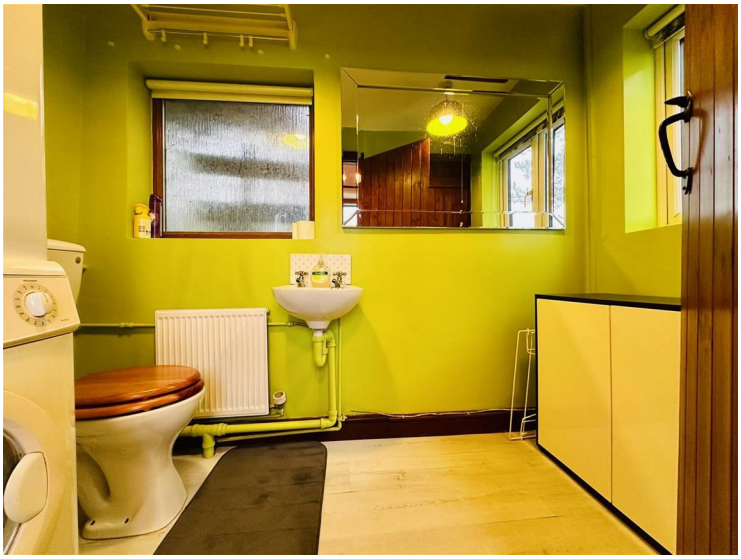






### Rear Hallway
A front aspect UPVC double glazed window, stable style door leading out to the rear garden, door into the cloaks/Utility room.

### Cloakroom
A rear and side aspect room with UPVC double glazed windows, ceiling light, loft hatch, laminate wooden flooring, radiator, space and plumbing for washing machine, low level WC, wall hung wash hand basin with twin taps.



### Hall



### Landing
A rear aspect UPVC double window, ceiling light, doors to bedrooms one, two, family bathroom, large airing cupboard and storage cupboard.

### Master Bedroom
A front aspect room with a UPVC double glazed window, overlooking fields and farmland, radiator, built in wardrobes, door into en-suite bathroom.






**En-Suite**
A front aspect room with a large UPVC double glazed Velux window, ceiling spotlights, chrome heated towel rail, tiled flooring, full length built in eaves storage cupboard, low level wc, wash hand basin, large double ended bath with chrome mixer tap over.






**Bedroom Two**
A front and side aspect room with UPVC double glazed window overlooking those same views, ceiling light, radiator.






**Shower Room**
A fully tiled front aspect room with a UPVC double glazed window, ceiling spotlights, loft hatch, tiled flooring, chrome heated towel rail, low level wc, wash hand basin, large step in wet room style shower enclosure with a wall mounted and handheld mains shower system.



**Gardens**















## Garage and Parking

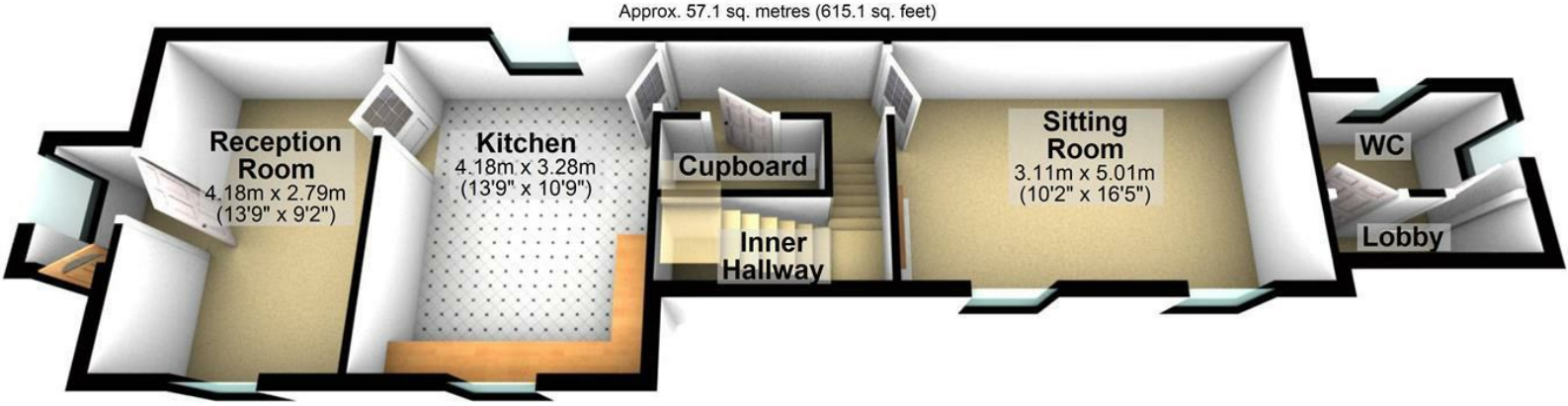


## Plot and Location



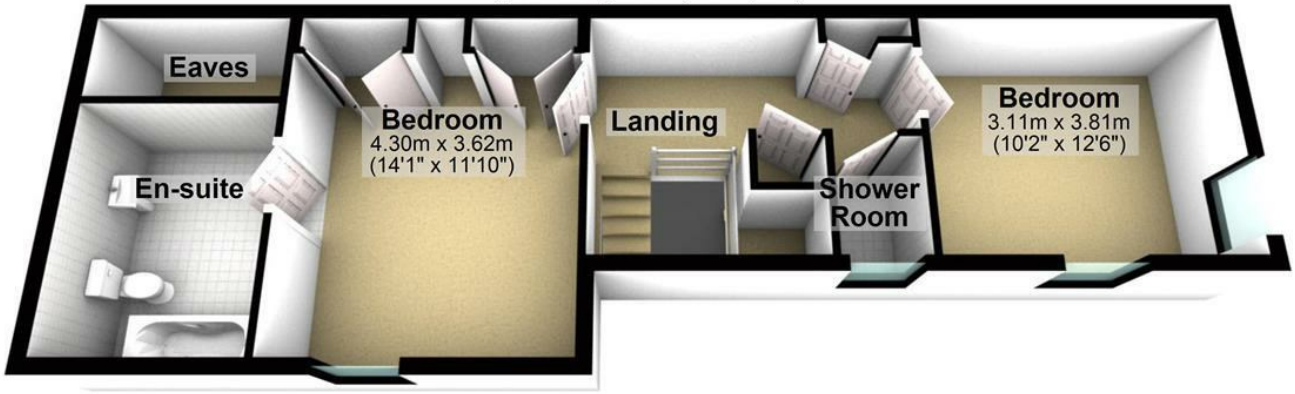
## Ground Floor

Approx. 57.1 sq. metres (615.1 sq. feet)

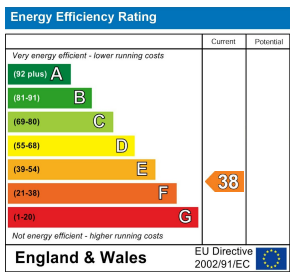


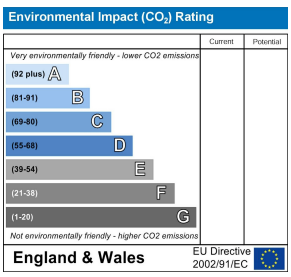

## First Floor

Approx. 51.6 sq. metres (555.6 sq. feet)




Total area: approx. 108.8 sq. metres (1170.7 sq. feet)





2C Bath Street, Cheddar, Somerset, BS27 3AA
Tel: 01934 742966
enquiries@oliveproperties.uk
oliveproperties.uk


Olive
ESTATE AGENTS