

OAK BARN

gth

TARNOCK, AXBRIDGE



BEAUTIFULLY RESTORED BARN WITH FULL PLANNING PERMISSION FOR EXTENSION



Oak Barn, Kingsway, Tarnock, Axbridge, Somerset, BS26 2SE

Weston-super-Mare 9.5 miles ; Burnham on Sea 9.4 miles approx

 1
  1
  1
  42.1 sq m

An exceptional detached barn conversion, thoughtfully upgraded and enhanced, offering a rare opportunity to further extend (planning permission granted for a 4.4m extension, including an additional skylight and window to the lounge). Set within a delightful plot with far-reaching views over open fields, this charming home combines character with contemporary refinement.

DESCRIPTION

Internally, the accommodation is centred around a striking open-plan living, kitchen and dining space, complemented by a double bedroom, a stylish shower room, and a first-floor mezzanine level currently utilised as an office or occasional bedroom. High-quality windows and doors with integrated security features are installed throughout.

Open Plan Living/Dining/Kitchen

Accessed via a solid wood entrance door, this impressive open-plan space features a vaulted, beamed ceiling and a mezzanine level above, ideal as a home office or occasional sleeping area, accessed via a pull-down staircase.

Natural light floods the room through a hardwood double-glazed window to the front, wooden double-glazed French doors opening onto the rear terrace, and two Velux rooflights. The space is finished with stylish vinyl flooring, complemented by contemporary ceiling and wall lighting, a mains smoke alarm and two graphite radiators.

The kitchen is comprehensively fitted with a range of base and wall-mounted units, set beneath rolled-edge work surfaces. Integrated appliances include a washer/dryer, fridge/freezer and a single



electric oven with ceramic hob and extractor hood above. A composite sink with drainer and mixer tap completes the space.

Solid wood internal doors lead to the bedroom, shower room, and the area designated for the approved extension.

Mezzanine/Office Area

A versatile elevated space overlooking the main living area, ideal for use as a home office or occasional bedroom. Features include a Velux rooflight, ceiling lighting, a wall-mounted gas-fired combination boiler, and ample room for office furnishings.

Bedroom

An inviting rear-aspect double bedroom enjoying views over the terrace through hardwood double-glazed windows. The room benefits from recessed spotlighting, a radiator, and a built-in double wardrobe with solid wood doors.

OUTSIDE

The property is beautifully appointed throughout and benefits from generous driveway and plot, parking for a minimum of six vehicles, alongside a timber outbuilding and an elegant pergola and lawns. To the rear, a well-designed, low-maintenance 40ft patio provides a setting for al fresco dining and outdoor entertaining.

SERVICES & OUTGOINGS

We understand that mains electric, LPG gas, water and private drainage are connected to the property. LPG gas central heating.

Council Tax: *Somerset Council—Band B*

SITUATION

The property is situated in the popular village of Tarnock. A major feature of the village is that it falls within the catchment area of Kings of Wessex and Hugh Sexey's educational facilities. The nearby coastal town of Burnham on Sea is a few miles distant giving everyday banking and shopping facilities together with its popular beach front, small pier and Esplanade offering a range of coastal attractions. There are major supermarkets (Tesco & Lidl) in Burnham on Sea and a large Asda superstore in nearby Highbridge. Access to junction 22 (M5) is a few miles distant giving excellent commuting facilities to Bristol, Taunton etc. There is a mainline railway station in nearby Highbridge and Bristol Airport is approximately 15 miles distant.



DIRECTIONS

What3words:///fizzy.walking.sensitive

ADDITIONAL INFORMATION

Broadband: Broadband is available—highest available download speed 75 Mbps, highest available upload speed 15 Mbps. (Openreach).

Mobile Coverage: Available via **EE, O2, THREE and VODAFONE**. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and VERY LOW RISK Surface Water flooding



VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

44 High Street, Burnham-on-Sea, Somerset, TA8
1AZ

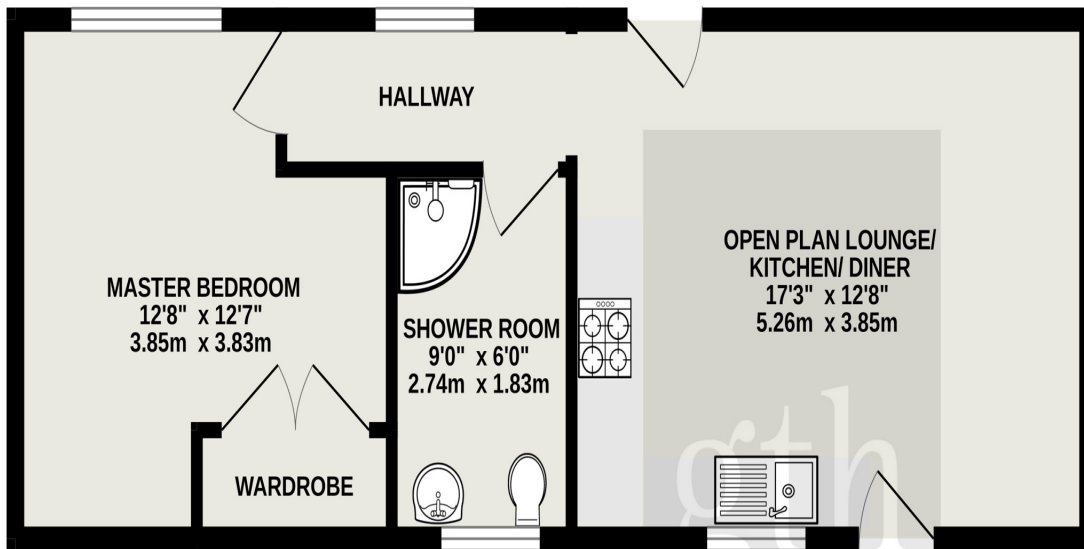
Email: residential.burnham-on-sea@gth.net

Tel: 01278 782326 | Ref: BUR250150

GREENSLADE TAYLOR HUNT
www.gth.net

OAK BARN

GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
82 sq.ft. (7.6 sq.m.) approx.



TOTAL FLOOR AREA : 534 sq.ft. (49.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Agents note:

Full Planning Permis-
sion for rear single
storey extension.

Application Number:
03/25/00019

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	81 E	
21-38	F		
1-20	G		

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

