



Olive

ESTATE AGENTS



The Stables Cooks Lane, Banwell, BS29 6DS £450,000

*** WATCH THE VIDEO TO SEE / HEAR THE ROOM FEATURES *** EXTREMELY UNIQUE 'STATION HOUSE STYLE' FAMILY HOME *** GENEROUS PLOT WITH DETACHED GARAGE AND LARGE TIMBER OUTBUILDING *** BEAUTIFUL ALFRESCO DINING & PATIO AREA *** PARKING FOR AT LEAST 4 CARS *** SPECTACULAR LIVING ROOM *** CONSERVATORY OFF *** CLOAKROOM *** LARGE KITCHEN / DINING AND FAMILY ROOM *** THREE GOOD BEDROOMS *** MASTER EN-SUITE AND FAMILY SHOWER ROOM ***



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area¹⁰
1650 ft²
Reduced headroom
36 ft²

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