



Leaze Farm Wharfside, Lympsham, Somerset BS24 0EZ

£795,000

*** APPROXIMATELY 3/4 ACRE OF GROUND WITH THIS ABSOLUTELY BEAUTIFUL, COMPLETELY RENOVATED FARMHOUSE *** FINISHED TO A VERY HIGH STANDARD WITH NEFF APPLIANCES IN THE KITCHEN, ALONG WITH A BOILING WATER TAP *** LARGE LIVING ROOM WITH LOG BURNER *** LARGE SITTING ROOM / PLAY ROOM *** UTILITY ROOM & CLOAKROOM *** FOUR FABULOUS BEDROOMS *** LARGE MASTER EN-SUITE & FAMILY BATHROOM *** FABULOUS BRICK OUTBUILDINGS RIPE FOR CONVERSION (SUBJECT TO THE NECESSARY PLANNING CONSENTS) *** THREE SEPARATE, LARGE TIN OUTBUILDINGS / BARNES *** FABULOUS SURROUNDING GROUNDS & AMPLE OFF STREET PARKING *** COUNCIL TAX BAND E *** EPC TBC ***



Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
4218 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0 Building 2



Floor 0 Building 4

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		
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Not environmentally friendly - higher CO ₂ emissions		
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