



# Olive

ESTATE AGENTS



## The Pastures Wharfside, Lympsham, Somerset BS24 0EZ £1,295,000

\*\*\* FANCY OWNING A BRAND NEW, LUXURY SMALLHOLDING? \*\*\* THIS 2,433 SQ/FT NEW BUILD BARN OFFERS OVER 2 ACRES OF LAND WITH BARN AND A HARD STANDING FOR A WIDE VARIETY OF CARS OR AGRICULTURAL VEHICLES ETC \*\*\* EXCEPTIONAL, 43FT, FULL WIDTH KITCHEN / DINING & FAMILY ROOM \*\*\* SITTING ROOM / BEDROOM FOUR \*\*\* CINEMA / GAMES ROOM \*\*\* CLOAKROOM & PLANT ROOM \*\*\* MASTER BEDROOM WITH WALK IN WARDROBE AND EN-SUITE WET ROOM \*\*\* HUGE DRIVEWAY WITH PARKING FOR APPROXIMATELY 15 CARS \*\*\* ADDITIONAL HARDSTAND \*\*\* EPC C \*\*\* COUNCIL TAX TBC \*\*\*





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
2484 ft<sup>2</sup>  
Reduced headroom  
111 ft<sup>2</sup>

(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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