

STUNNING HOUSE WITH LARGE COMMERCIAL BUILDINGS FOR SALE

Swallows Barn at Sluice Farm, Wick Road, Wick St Lawrence, Weston-Super-Mare, North Somerset, England, BS22 7YQ



- A stunning house with extensive garden and orchards
- Approximately 15,532 sq ft of commercial workshop and storage accommodation
- Located in a peaceful country setting but with excellent road and rail links
- Fantastic opportunity for an owner occupier or to let the commercial buildings as an investment
- Freehold price upon application

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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LOCATION

Swallows Barn is located in open countryside 1.2 miles east of the village of Wick St Lawrence which boasts a superb 16th century church. To the west of Wick St Lawrence is the small hamlet of Ebdon, 4 miles beyond which lies Weston-super-Mare, affording a comprehensive range of everyday shopping and services, although the town is of course more renowned for its sandy beach and pier. A little closer than Weston is the modern village of Worle which has a useful district shopping centre.

DESCRIPTION

A rare opportunity to purchase this attractive detached house with mature gardens, orchards, grazing land and substantial commercial buildings and yard.

The residential property has been lovingly redeveloped and maintained by the existing owners and provides a large kitchen diner with views out over the mature gardens, three bedrooms, one of which has an ensuite, a large sitting room with wood burning stove and a family bathroom. There is a double garage and ample parking to the front of the property.

The commercial element of the property provides accommodation in two large buildings, portacabin office pods and a yard area with hardstanding. This has been separated from the house with acoustic fencing. The buildings provide storage/production space and this space has been used by the current owner to run their own business and could be used for owner occupation, or could be let out to provide an additional income stream.

The properties sit on a plot of 4.6 acres which comprise the house, gardens, commercial units and yard and areas of orchard and grazing land.

ACCOMMODATION

The properties have the following approximate areas:-

House:	1,554 Sq Ft	(144.4 Sq M)
Commercial Buildings :	15,523 Sq Ft	(1442.1 Sq M)





TENURE

Freehold.

PRICE

Guide price upon application.

PLANNING

We understand the commercial element of the property has use class B8 Storage and warehouse use and B1 office use.

EPC

The house has an EPC rating of D-65

EPCs have been commissioned for the commercial elements and will be provided upon request.

VAT

All prices quoted are exclusive of VAT.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the joint agents:

Burston Cook

FAO: Charlie Kershaw MRICS
Tel: 0117 934 9977
Email: charlie@burstoncook.co.uk

Greenslade Taylor Hunt

FAO: Thomas Rawlings
Tel: 0117 203 5577
Email: Thomas.Rawlings@gth.net



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Approximate Gross Internal Area = 144.4 sq m / 1554 sq ft
 Outbuildings = 1442.1 sq m / 15523 sq ft
 Total = 1586.5 sq m / 17077 sq ft

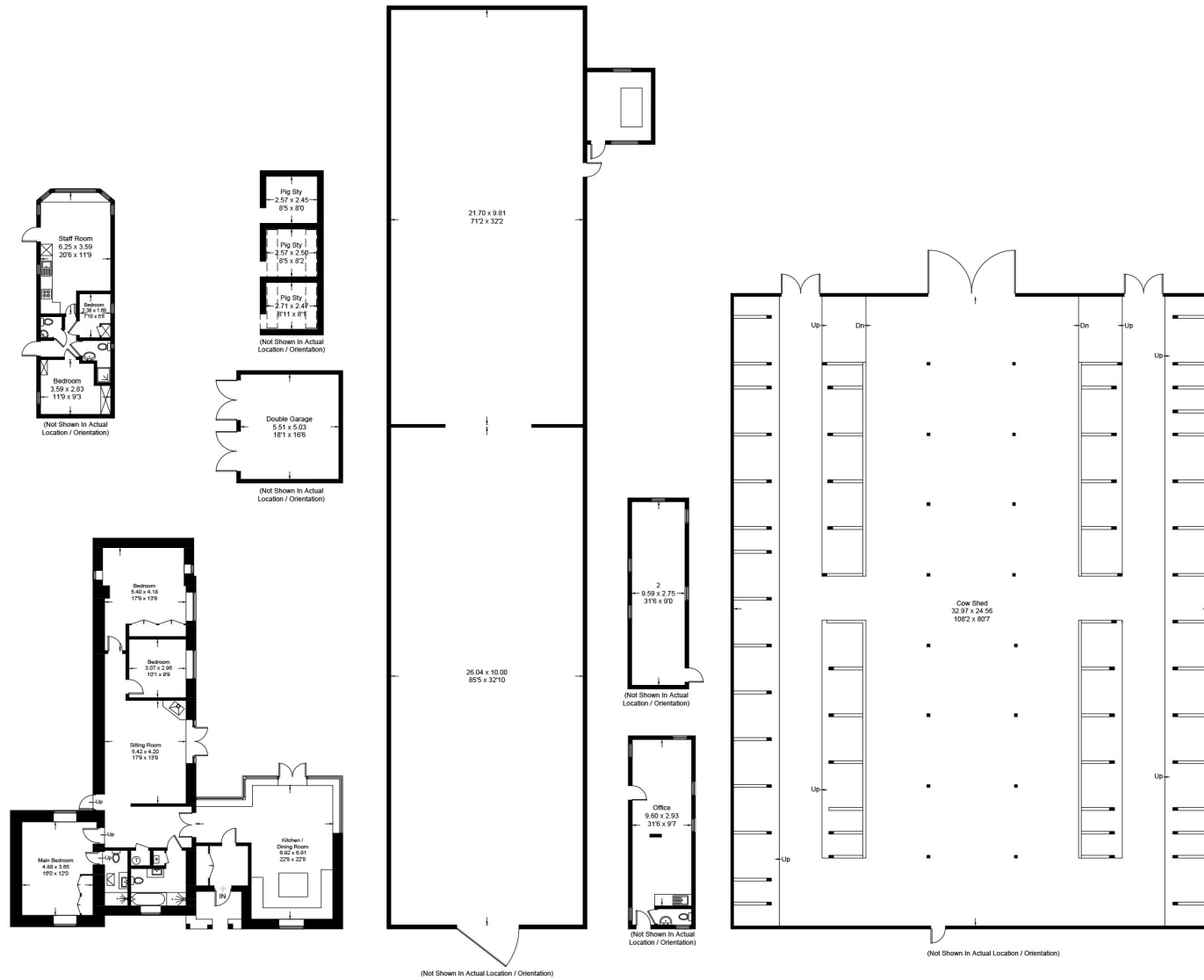


Illustration for identification purposes only, measurements are approximate,
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Approximate Gross Internal Area = 144.4 sq m / 1554 sq ft
Double Garage / Pig Sty = 49.0 sq m / 527 sq ft
Total = 193.4 sq m / 2081 sq ft

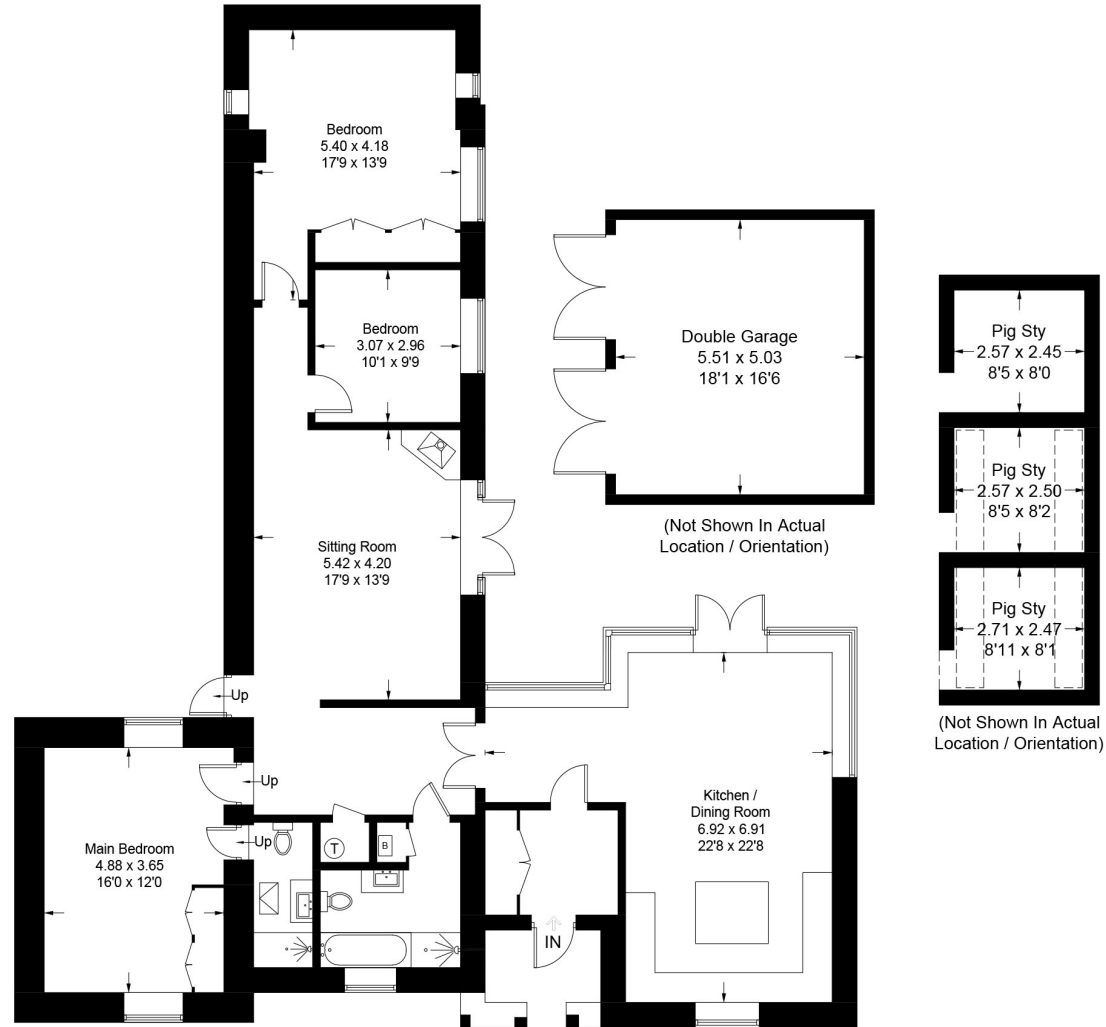


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