



- > A Detached 3 Bedroom Cottage For Renovation
- > Situated On Approximately One Acre Of Land
- > With Development Potential Subject To PP

## Barrow Cottage, Haydon Drove, Haydon, Wells, Somerset BA5 3LB

### Tenure:

Freehold with Vacant Possession

### Location:

The property is situated approximately three miles from the historic Cathedral city of Wells and can be found via the A39. Wells city centre provides a variety of amenities including a thriving market, shopping, public houses and restaurants. There is easy access to both Bristol and Bath, each offering a comprehensive array of facilities.

### Accommodation:

GROUND FLOOR: Entrance Porch, Sitting Room, Kitchen Diner, Sun Room, Shower Room, Bathroom.

FIRST FLOOR: Bedroom One, Bedroom Two, Bedroom Three.

### Outside:

Double garage. Single Garage and gravelled parking area. Large gardens extending to approximately 1 acre, bordered with mature trees and enjoying stunning countryside views.

### Agents Note:

The property is situated on approximately 1 acre of grounds, which may provide scope for development subject to obtaining the necessary planning permission.



### Provisional Viewing Dates and Times:

Strictly by appointment only with the viewing agents.

Please ensure that you contact the office below to book your viewing. Staff will NOT automatically attend the above times unless viewings are pre-booked.



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**PLEASE REFER TO THE GENERAL CONDITIONS OF SALE APPLICABLE TO THIS LOT**