

Sharpham Road

Cheddar, BS27 3DR

COOPER
AND
TANNER



£595,000

A rare opportunity to purchase this mature semi detached house in secluded level grounds of approximately one acre. Previously used as a touring site for caravan clubs and now offering potential for various business opportunities. Superb location on the edge of Cheddar and a stones throw from Cheddar Reservoir.

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EPC TBC

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DESCRIPTION

Upon entering the property from the driveway at the side of the property you are immediately welcomed into the entrance lobby with access here to the double garage, separate cloakroom and into the kitchen/breakfast room. The kitchen has ample base and wall display units for storage and plenty of room for a table and chairs. The gas boiler is in a wall mounted cupboard. A door leads you through to the separate dining room with tiled fireplace, recessed shelving, double glazed window and double glazed doors to the sitting room. In the sitting room there is a tiled fireplace, double glazed window to the front and double doors to the conservatory. The conservatory is a lovely bright room to sit in and enjoy overlooking the delightful front mature garden with double doors leading out onto the garden. There is an inner hallway with access into the third reception room or very good size study/office. A separate door leads outside to the front. From the inner hallway is also the downstairs bathroom and stairs leading to the first floor landing. The bathroom has a suite of panelled bath, low level WC and pedestal wash hand basin. A good storage cupboard is in the inner hallway along with good under stairs storage space. The first floor houses the three bedrooms, two double and a single bedroom and a spacious bath/shower room. One double bedroom with a front aspect, one double with a rear aspect and fitted cupboard and the third bedroom with delightful views towards the reservoir and Mendip Hills beyond. The bath/shower room is light and airy with a front and side aspect again with views towards the reservoir and Mendip Hills. This room is fitted with a modern suite of panelled bath, low level WC, pedestal wash hand basin and separate tiled shower cubicle.

OUTSIDE

Sitting on approximately one acre of level land there are lots of opportunities that these maintained grounds can offer. Formally it has run as a touring caravan club site with level enclosed secluded

paddocks to the side and rear of the property. Now offering a wealth of opportunities for the discerning buyer. There is a long driveway to the side of the property leading to the double garage and carport area behind the property. The double garage has two up/over doors, power and lighting and overhead storage. The drive continues to the large level paddock area to the rear with hardstanding area, screened and bounded by high conifer hedges. There is also a further paddock to the front with gravel track through the centre and separate access from the driveway at the front of the plot. There are several electric hook up points in the two paddocks along with timber storage shed.

LOCATION

Situated at the foot of the Mendip Hills, Cheddar is an ideal base from which to enjoy wonderful country walks. Road links are excellent, with easy access to the A38. Bristol is only 30 minutes away and the M5 motorway approximately 20 minutes. Public transport is well represented with a bus service passing through the village linking Cheddar with Axbridge, Weston Super Mare and Wells. Bristol International Airport is 25 minutes away. Please note, the village is not under the flight path therefore aircraft noise is not a consideration for residents. Local attractions include Cheddar Gorge, Wookey Hole Caves, Glastonbury Tor and the seaside at Weston Super Mare.

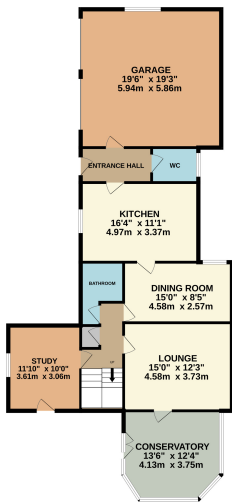
DIRECTIONS

From our office, turn right and proceed to the Market Cross. Turn right again and follow the road out of the village along Station Road and Wideatts Road to the junction with Upper New Road. Turn left over the railway bridge, signposted for Wedmore, and turn immediately right at the bottom of the bridge into Sharpham Road which is signposted to The Reservoir. The property can be found on the right hand side at almost at the end of the road with a Cooper and Tanner board displayed at the front.

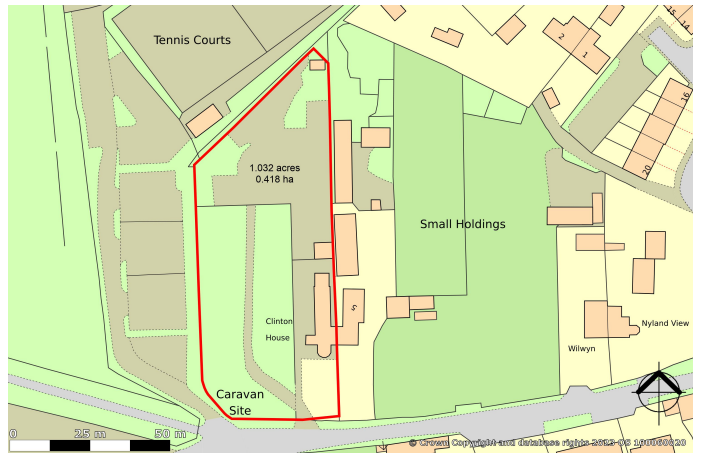
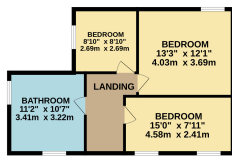




GROUND FLOOR
1344 sq.ft. (124.9 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1886 sq.ft. (175.2 sq.m.) approx.
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