

# Venns Gate

Cheddar, BS27 3LW

COOPER  
AND  
TANNER



## £775,000 Freehold

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 5  4  3 EPC E

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#### DESCRIPTION

Sitting on a generous plot is this fantastic opportunity which consist of two detached properties. Boasting a large driveway, a two bedroom detached barn and a three bedroom detached property this poses an excellent opportunity for multi generational living.

Boasting two properties the site offers an excellent opportunity. The two bedroom barn is a well equipped barn conversion. Benefiting from a large dining room, a large living room with doors opening out to the courtyard. The kitchen is a lovely front aspect room and benefits from a selection of wall and base units and has ample space for white appliances. There is also a handy downstairs bathroom which is fitted with bath, shower cubicle, WC and a pedestal sink. The ground floor is completed with a light and airy, dual aspect double bedroom. The first floor houses a further double bedroom and a handy bathroom which is fitted with a bath, WC and basin.

The second property is a good sized three bedroom property benefiting from an array of original features and requires modernisation. From the front you are immediately welcomed into a large conservatory that leads into the hallway, living room and into a downstairs shower room which is conveniently positioned by the front door. The living room is a large front aspect room with a large fireplace helping to fill the room with charm and double doors opening into the conservatory. There is a large hallway with a front aspect window, cupboard and access into the dining room and to the first floor. There is nice and cosy dining room with a lovely fireplace, a sun room which enjoys front aspect views, a kitchen which is fitted with a range of wall and base units with space for appliances and a utility room where there is further space for appliances and a front aspect door. The first floor houses three bedrooms and a family bathroom. The bathroom is a rear aspect room and is fitted with a panelled bath, basin and WC. The three bedrooms are all front aspect bedrooms and all benefit from far reaching views with the larger bedroom benefiting from a storage cupboard.

#### OUTSIDE

Entering the property from the road you are welcomed onto a driveway that provides off street parking for multiple vehicles. There is a double garage and a selection of outbuilding which are perfect for storage. There are two separate enclosed courtyard gardens with one directly outside each property and are both enclosed. The main garden is an exceptionally good space and is mostly laid to lawn, with walling down the side and a fence at the rear. The garden is filled with colour from mature plants, beds and a selection of trees. The property benefits from exceptional far reaching views across Cheddar.

#### 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.

#### TENURE

Freehold

#### SERVICES

All mains services

#### COUNCIL TAX

Band D

#### LOCAL AUTHORITY

Somerset County Council

#### VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

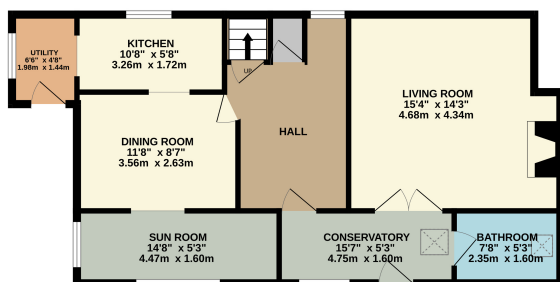
#### DIRECTIONS

From the office in Cheddar continue along Cliff Street and then take the first exit at the roundabout into Tweentown. Continue along the road taking the eventual right hand turn onto Hannay Road. Continue along until the road veers to the left becoming Venns Gate. The property can then be located on the left hand side.

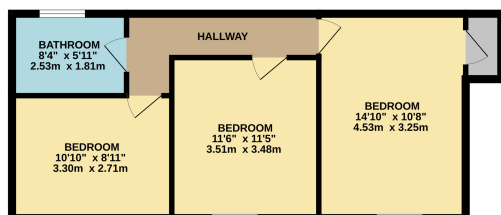




GROUND FLOOR  
696 sq.ft. (64.6 sq.m.) approx.

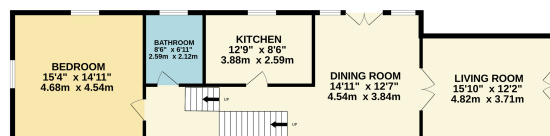


1ST FLOOR  
501 sq.ft. (46.5 sq.m.) approx.

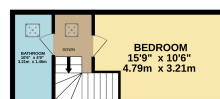


TOTAL FLOOR AREA: 1196 sq.ft. (111.2 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR  
902 sq.ft. (83.8 sq.m.) approx.



1ST FLOOR  
264 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA: 1166 sq.ft. (108.4 sq.m.) approx.  
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## CHEDDAR OFFICE

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