

Tweentown

Cheddar, BS27 3JB

COOPER
AND
TANNER



£510,000 Freehold

Full of character, this modern and contemporary L-shaped cottage has been extended to accommodate family living. Benefitting from four double bedrooms, open plan kitchen/diner, living room and lounge, garden, parking and a stone building which could be used as an office.

Trelawney, Tweentown Cheddar BS27 3JB

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DESCRIPTION

Entering the property through the front door, you are welcomed into the open plan kitchen/dining area. This room is full of character, from its original, exposed brick work to the feature wood burner. The kitchen is fitted with an array of wall and base units, Belfast sink, induction hob with overhead extractor fan, integrated oven and dishwasher and has space for white appliances. There is also plenty of room for a large dining room table. The lounge is a good-sized room. It has a feature, open fireplace and built-in shelving and storage space. Double glazed French doors lead to the rear garden. Additionally, there is a second living room, creating lots of space for family life. This is a bright and airy room, allowing lots of light in through the modern Bi-fold doors. Downstairs also benefits from a useful cloakroom fitted with a pedestal basin and low-level WC. On the first floor, there are four double bedrooms. The master bedroom has a rear aspect and a bright room. It benefits from a walk-in wardrobe and a new ensuite. The en-suite is fitted with a walk-in shower cubicle with rain fall shower, vanity basin and low-level WC. There are three, further bedrooms. One of them has a front aspect and the other two are rear, looking out onto the garden. The second largest bedroom benefits from a feature fireplace and has views towards Glastonbury Tor. At the end of the landing, there is a family bathroom. It is a spacious room and is fitted with a rolled top bath with overhead rain fall shower, pedestal basin and low-level WC. The property is warmed with gas



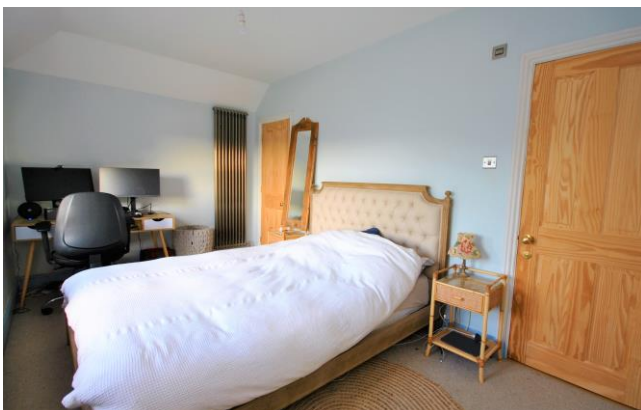
central heating and has mostly new double-glazed windows and doors throughout.

OUTSIDE

Fully enclosed the garden is a great space for entertaining. The garden is mostly laid to lawn with a recently laid patio area and a further decked area. There is also a pathway that leads down to a stone outbuilding in the corner of the garden which is powered and could be used as a study, garden room or could potentially be adapted and used for Air B and B. There is a driveway at the rear providing parking.

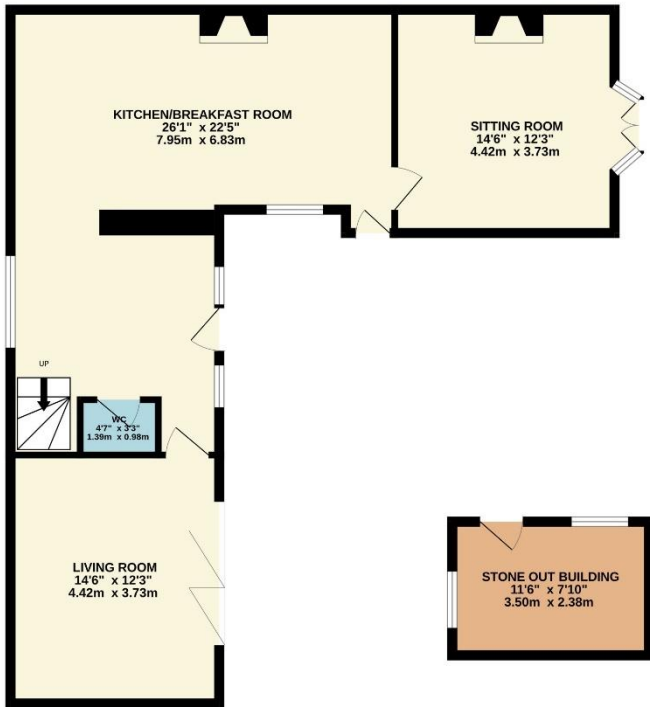
LOCATION

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 every 30 minutes 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. There is a three-tier school system where children up to the age of nine attend the First School, then move on to Fairlands Middle School and finally on to The Kings of Wessex Academy and all these schools are within the village.

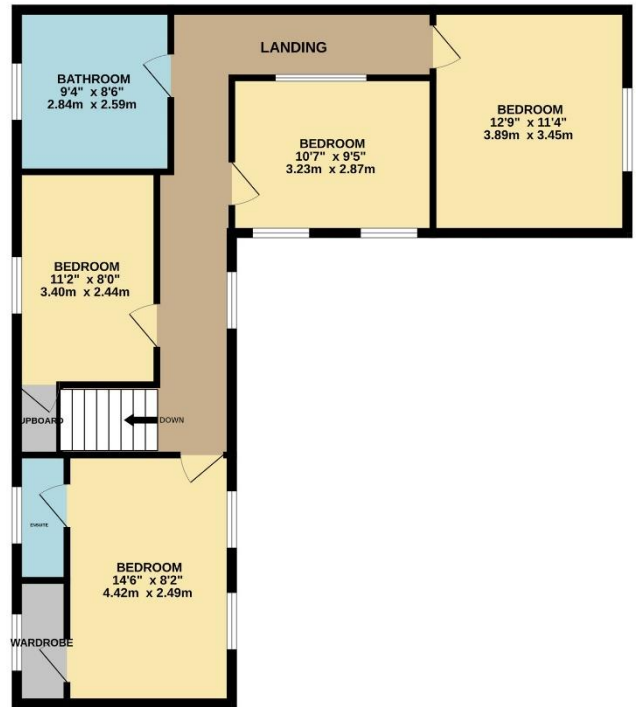




GROUND FLOOR
854 sq.ft. (79.4 sq.m.) approx.



1ST FLOOR
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 1661 sq.ft. (154.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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