

Barrows Road

Cheddar, BS27 3AY

COOPER
AND
TANNER



£825,000 Freehold

Beautifully presented and thoughtfully extended is this well positioned executive four bedroom family home set in the heart of Cheddar. Offering ample living space, an enclosed rear garden, driveway and garage this is a fantastic family home.

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 4  3  2 EPC TBC

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DESCRIPTION

Beautifully presented and thoughtfully extended is this well positioned executive four bedroom family home set in the heart of Cheddar. Offering ample living space, an enclosed rear garden, driveway and garage this is a fantastic family home.

Entering from the front you are welcomed into a hallway through the porch that provides access into most of the ground floor rooms. The living room is a good sized front room with a side and front window with a wood burner linking the family room which helps to warm the home. The family room/kitchen is the hub of the house and is a great family, entertaining space. The family room is filled with light from three skylights, bi fold doors helping to seamlessly link the house with the garden and a rear window which enjoys garden views. The kitchen is beautifully finished and is fitted with integrated appliances, wall and base units a centre island and there is ample space for a dining table, sitting area with a wood burner helping to make the property perfect for all seasons. There is a handy utility room where there is further wall and base units with space for appliances. There is also access into the garage where there is a further side door, an electric up and over door, power and lighting. The garage is a perfect space for parking a vehicle, helping to dry/store items or allow hobbies to commence. There is a handy study which could be used as a ground floor bedroom which benefits from a skylight and a rear window which over looks the garden. The ground floor is completed with under stair storage, a handy cloakroom with stairs leading to the first floor.

The first floor houses the bedrooms and the bathroom facilities. The principle bedroom is a good sized rear aspect bedroom which boasts garden views, built in storage and access into its own en suite bathroom which is fitted with a walk in shower, basin and WC. There are three further double bedrooms with two at the rear overlooking the garden and one at the front. The first floor is completed with a beautifully finished family bathroom with a panelled bath with overhead shower, basin and WC and there is a handy landing cupboard.

OUTSIDE

Entering through the electric gates at the front you are welcomed onto a large driveway that provides parking for multiple vehicles and has access into the rear garden through a wooden gate. The driveway is laid to resin and there is a front lawn, pedestrian gate, EV charging point, wooden storage units and is filled with colour from a selection of mature flowers and plants. The rear garden is fully enclosed and is a great space to entertain from or to allow children to safely play. There is a large patio area found next to the rear doors which is perfect to sit and enjoy the surroundings and to take in the seasons. The garden is full of colour from plants and flowers and is fully enclosed. There are a selection of different areas to sit and and enjoy the

surroundings with a decked area in the corner, space for children's play equipment and is mostly laid to lawn.

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

COUNCIL TAX

Band D

LOCAL AUTHORITY

Somerset county council

SERVICES

All mains services

VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

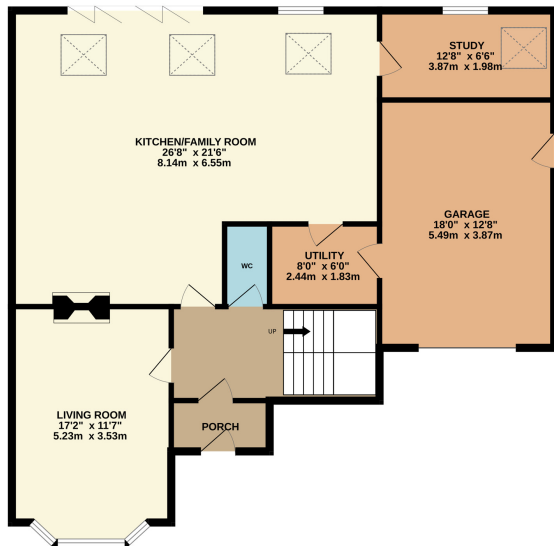
DIRECTIONS

From our office in the centre of Cheddar, turn right and proceed along to the Market Cross. Turn right again onto the main A371 road that leads through the village and proceed for approximately half a mile. Barrows Road will be found on the right, and the property will be found on the right hand side.

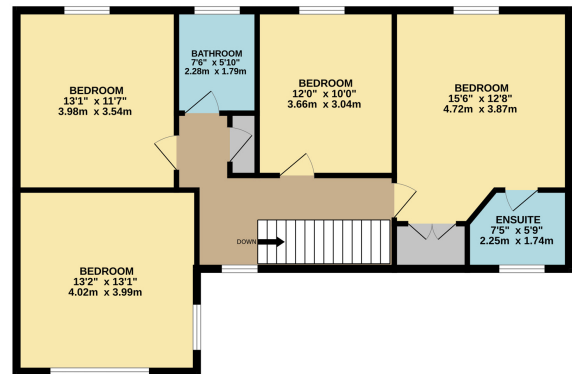




GROUND FLOOR
1199 sq.ft. (111.4 sq.m.) approx.



1ST FLOOR
852 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA: 2051 sq.ft. (190.5 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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