

# Cliff Street

Cheddar, BS27 3PT

COOPER  
AND  
TANNER



## £650,000 Freehold

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### DESCRIPTION

Set in the heart of the village and filled with charm is this well proportioned Victorian five/six bedroom property. Retaining wonderful period features, ample living space, a large driveway, garden and stabling/outbuildings making this is a fantastic family home.

Entering the property into the hallway with tiled flooring you are provided with a characterful space which offers access into the living room, dining room, and stairs to the first floor, shower room and into the family room. The living room is a large front aspect room with an open fireplace with stone surround and tiled hearth which adds charm to the room and there is a large bay window. There is also wooden flooring and a chandelier helping to add to the elegance. The rear family room is a bright room with two side aspect windows. The dining room leads directly into the kitchen and benefits from a large front aspect window with an open decorative fireplace and chandelier. The kitchen is well equipped and is only three years old and fitted with a selection of tower and floor units with quartz worktops. The kitchen is fitted with a five ring induction hob, Belfast sink, two double ovens, integrated fridge and freezer, wine cooler and a slimline dishwasher. The kitchen leads into a pantry area which is perfect for storage and there is a handy utility where there is further space to store items and a selection of wall and base units with space for a washing machine. The ground floor shower room is fitted with a walk in shower, basin, WC and is warmed by underfloor heating.

The first floor houses the bedrooms and the family bathroom. There are three front facing bedrooms with the larger two benefiting from bay windows, decorative fireplaces and hand wash basins. There is a further front aspect double bedroom with a decorative, feature fireplace, a rear bedroom, a further large side facing double bedroom and a sixth bedroom which is currently used as a dressing room but has previously been used as a bedroom and benefits from a hand wash basin and skylight. The first floor is completed with a family bathroom which is fitted with a panelled bath with overhead shower, vanity sink and WC. The house is warmed by gas central heating.

### OUTSIDE

Entering from the road there is an iron gate that leads to an enclosed patio area and is a level space to sit and enjoy or to allow the doors to swing open to allow air to flow through the home. The driveway is a good sized space and is laid to gravel and allows parking for multiple vehicles. The garden is a quiet space and is fully enclosed. Mostly laid to lawn and decorated with a selection of trees, plants and mature flowers, the garden is a perfect space to enjoy the seasons, for children to play or to entertain from.

There is a stable block located at the end of the driveway that is currently used for storage with a further side storage area which used to be the tack room. The outbuilding is a useful space that could be converted into an office or has income potential subject to necessary planning consents.

### 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

### LOCAL AUTHORITY

Somerset County Council

### COUNCIL TAX

Band E

### VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

### DIRECTIONS

From our Cheddar office in Union Street, turn left and proceed along, following the left hand bend into Cliff Street. Continue along Cliff Street, passing the Methodist Church, the property can then be located along the road, on the left hand side.

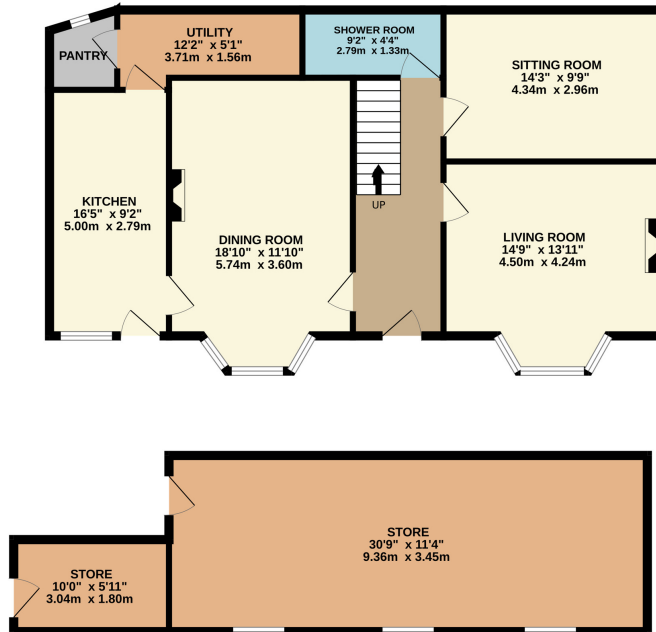




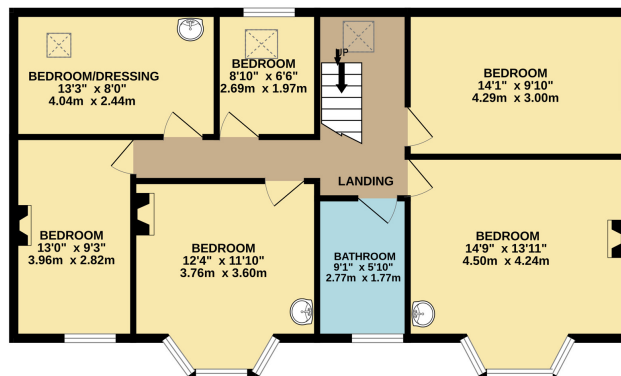




## GROUND FLOOR



## 1ST FLOOR



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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### CHEDDAR OFFICE

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