

The Barrows

Cheddar, BS27 3BG

COOPER
AND
TANNER



Freehold

A rare opportunity to purchase this impressive Edwardian extended six bedroom detached residence with ample parking, double garage and gardens. Spacious accommodation includes large kitchen/breakfast room, three reception rooms, large utility/boot room, downstairs cloakroom, two en suite shower rooms and upstairs cloakroom and bathroom.

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 6  3  3 EPC TBC

£785,000 Freehold

DESCRIPTION

Entering into the spacious entrance hall you will find doors leading into the principle reception rooms and staircase leading to the first floor. To the left is the main reception room with feature fireplace and mantel, and bay window overlooking the gardens. To the right is the second reception room which is light and airy with feature fireplace and inset gas coal effect fire and dual aspect sash windows. Further down the hallway is a door to the large utility/boot room to the left and ahead of you leads into the dining room. The utility room has ample space for storage and a tiled floor and solid door to the rear garden. The dining room also has a tiled floor and a sash window overlooking the front garden. From here will lead you into the light and spacious large kitchen/breakfast room. There is a good range of oak style wall, floor and display units and working surfaces with dual aspect sash windows and a door leading into the garden. The floor is tiled again and there is plenty of space for a large table and chairs.

A staircase rises to the first floor landing. Here you will find the six double bedrooms two with en suites a family bathroom and upstairs cloakroom. The master bedroom has dual aspect sash windows, laminate flooring and door leading to the en suite shower room which comprises shower cubicle with sliding glazed doors, pedestal wash hand basin, low level WC and sash window. The second bedroom also has dual aspect sash windows and laminate flooring with door leading to the en suite. Fitted with shower and screen, low level WC and pedestal wash hand basin. The family bathroom has ceramic tiling and fitted with panelled bath, low level WC, pedestal wash hand basin and sash window to the rear aspect. The cloakroom on the opposite side has a sash window, low level WC and wash hand basin. The remaining four double bedrooms have laminate flooring and sash windows. The house also benefits from a cellar which is entered from the rear aspect where the gas boiler is situated. This offers lots of storage space. The house is warmed by gas central heating.

OUTSIDE

The gardens wrap around the property and are level, enclosed by bushes and stone walling. Mainly laid to level lawns there are some mature shrubs, plants and bushes. A footpath leads to the open entrance porch at the front of the property with attractive stone balustrading.

To the rear of the property there is vehicular wrought iron gated access onto the mature block paved drive which provides plenty of parking and leads to the double detached garage. The garage has up/over door with internal power and light.

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 hour 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. The village itself has a wide range of shops to cater for everyday needs. 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. The Kings Fitness and Leisure Centre adjoining the Kings of Wessex Academy offers an extensive range of activities for all the family and has an indoor heated swimming pool. There are also a number of village sports clubs and societies to cater for everyone.

TENURE

Freehold

SERVICES

All mains services

COUNCIL TAX BAND

E

EPC RATING

D

VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

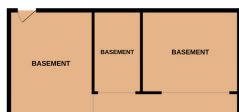
DIRECTIONS

Travelling south from the Bristol direction along the A38, proceed down Shute Shelve turning left at Cross towards Cheddar and Axbridge. As you approach Upper New Road turn left, take the B3135 The Barrows towards the centre of Cheddar, past Hannay Road on your left, turn right into Barrows Croft where the property will be found on the left hand side.

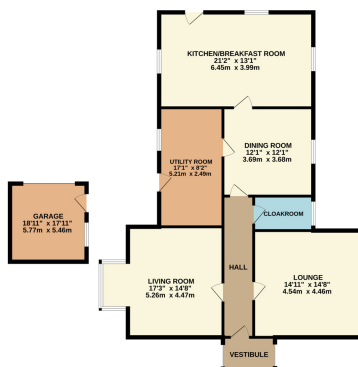




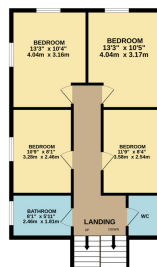
BASEMENT
485 sq.ft. (44.2 sq.m.) approx.



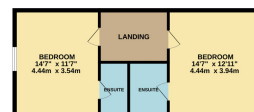
GROUND FLOOR
1272 sq.ft. (118.2 sq.m.) approx.



1ST FLOOR
685 sq.ft. (63.3 sq.m.) approx.



2ND FLOOR
495 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 2901 sq.ft. (269.5 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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CHEDDAR OFFICE

Telephone 01934 740055

Unit 2, Union Street, Cheddar, Somerset BS27 3NA

cheddar@cooperandtanner.co.uk

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