

Venns Gate

Cheddar, BS27 3LW

COOPER
AND
TANNER



£625,000 Freehold

A beautifully presented and well proportioned individual four/five bedroom detached property located in an elevated position and benefitting from far reaching views towards Cheddar Reservoir.

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DESCRIPTION

A beautifully presented and well proportioned four/five bedroom detached property located in an elevated position and benefitting from far reaching views towards Cheddar Reservoir.

As you enter from the front you are welcomed into a spacious hallway that provides access to the first floor and into the dining room and the living room. The dining room/5th bedroom is a lovely front aspect room with doors opening out. The lounge is a beautiful rustic room with a wood burner warming the room. There is a stable door at the side which opens out and a double door, all making this room bright and airy and allowing garden views. The kitchen is a dual aspect room with a front window and rear door. The kitchen is filled with an array of wall and base units with a mixture of integral appliances and space for further appliances. There is also a large family room which is also a dual aspect room and has space for sofas, dressers and a table. The ground floor is completed with a downstairs cloakroom found off the hallway.

The first floor houses the four bedrooms and the wash facilities. The master bedroom is a large room and benefits from its own dressing room and en-suite shower room. There are two rear aspect double bedrooms with skylights. There is a further double bedroom with skylight, side door leading to original stone staircase outside, dressing room and an en suite bathroom. The first floor is completed with a family bathroom which is fitted with a panelled bath, vanity sink and WC. The property is warmed by gas central heating.

OUTSIDE

Entering from the front and through the wooden gates you are welcomed onto a driveway which provides off street parking for multiple vehicles. There is a pathway that leads to the front of the property and access into the garage and round the back to the rear garden. The front and rear gardens are coloured by an array of mature flowers with the rear garden being fully enclosed and mostly laid to lawn with a large patio area making this the perfect space for al fresco dining. There is access at the side which leads into an outbuilding with a skylight and could be used as a utility space or for additional garden storage. There are stone steps at the side which lead into the end bedroom. The garage is a large detached building and is currently split into two. There is access from the front via up/over door and from the rear though patio doors. There is a section above which would make a perfect office, gym or home studio with a skylight at the rear.

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.

TENURE

Freehold

SERVICES

All mains services

HEATING

Gas central heating

COUNCIL TAX

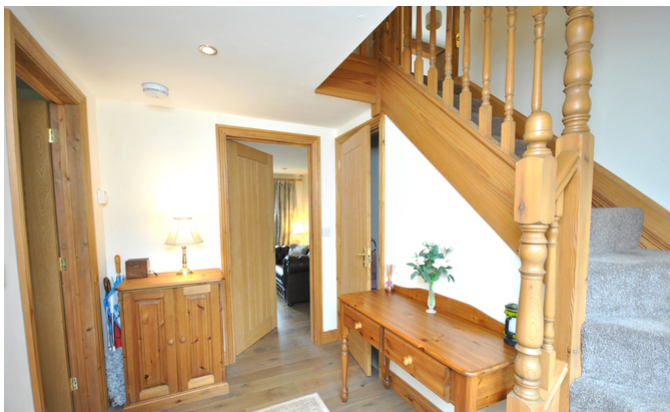
Band E

VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

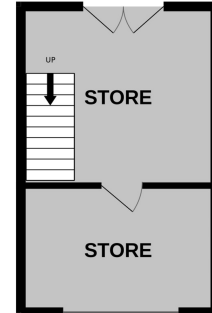
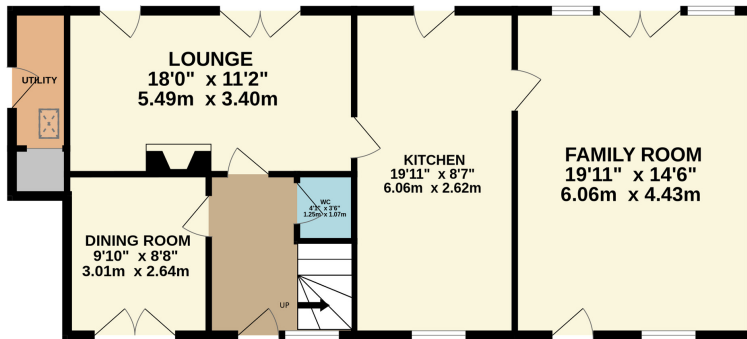
DIRECTIONS

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, approximately 200 yards along the road.

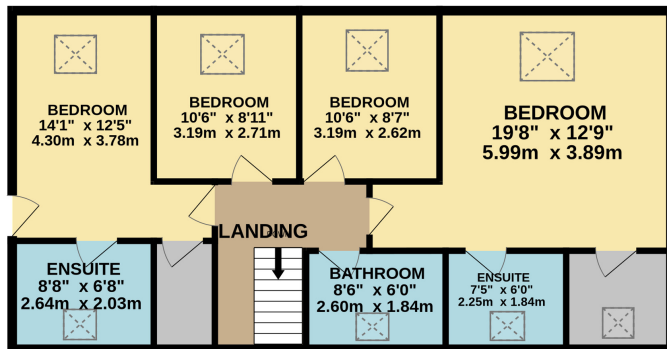




GROUND FLOOR



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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