



Arundel House, Cheddar, BS27 3RA

£699,950 Freehold

COOPER
AND
TANNER



Arundel House Church Street, Cheddar BS27 3RA

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Description

Situated in the centre of the village Arundel House is a stunning residence retaining many original features but has undergone extensive refurbishment in recent years and is grade II listed at the front. Now offering lots of family sized accommodation but would also lend itself to Air b and b accommodation or a Bed and Breakfast establishment with four of the six bedrooms having en suite facilities and ample parking to the rear.

Through the original double front doors you step into the spacious reception hall with original flagstone flooring. Each room has its own distinctive charm and personality. The ground floor has a fabulous sitting room which opens up to a dining room which currently houses a pool table. There is a refurbished and spacious kitchen fitted with an array of wall and base units with integrated ovens with a large centre island. The kitchen leads into an exceptionally good-sized utility room with doors leading out to the rear and with space for white appliances. Open to the kitchen is a large living room of brilliant proportions with French doors opening out onto the garden, original features such as high ceilings, picture rails and high skirting boards along with an open fireplace. There is also a downstairs cloakroom and an office which if turned back into a B and

B would become the reception area where there is also storage cupboards and a window overlooking the rear. Stairs lead to the first floor which has a split landing, one side leading to the five bedrooms and the other side leading to a light and airy shower room. From the landing are three large double bedrooms all benefiting from en-suite wash rooms There are a further two double bedrooms and stairs leading to the top floor. The top floor is currently used as a master bedroom but has previously been the living quarters when used as a bed and breakfast. There is ample eaves storage with space for a sofa and access into the dressing room which is fitted with built in wardrobes and access into the en suite bathroom with a large walk in shower sink and WC.

The entire property is filled with an array of original features including coving, stained glass windows and open fireplaces.









Outside

There is a gravelled driveway to the side of the property that leads to the rear of the house and provides ample parking for multiple vehicles. There is a useful storage outbuilding. You may gain access to the rear of the house through the rear entrance door. The enclosed gardens can be accessed from the French doors of the living room or the main entrance hall, mainly laid to lawn with several seating areas, a gravel area for outside furniture, outside power sockets and a pathway beneath the original veranda.

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. The village itself

has a wide range of shops to cater for everyday needs, bank, and a Post Office as well as doctor and dentist surgeries. 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.

Directions

From our office, cross the road and proceed to the Market Cross. The property is located on the left hand.



Local Information: Cheddar

Local Council: Sedgemoor District Council

Council Tax Band: Band F

Heating: Gas Central Heating

Services: All Mains Services

Tenure: Freehold



Motorway Links

- J21
- J22



Train Links

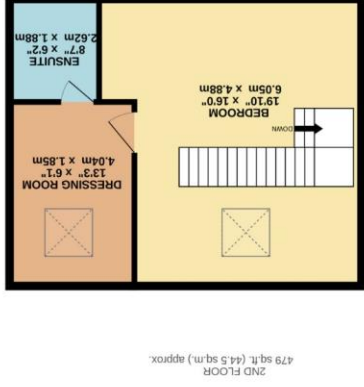
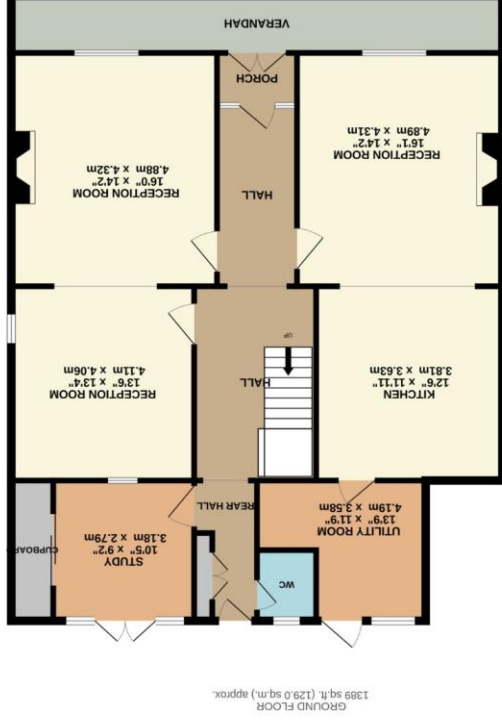
- Yatton
- Worle



Nearest Schools

- Cheddar First School
- Kings Of Wessex





TOTAL FLOOR AREA : 2950 sq.ft. (274.1 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
2 Saxon Court, Cheddar, Somerset BS27 3NA
cheddar@coopertanner.co.uk

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