

Birch Hill

Cheddar, BS27 3JP

COOPER
AND
TANNER



£210,000

A charming mid terrace cosy cottage in a picturesque elevated location full of charm and character with inviting sitting room, contemporary kitchen/dining room to the rear and two double bedrooms and a stylish bathroom. Offered for sale with vacant possession and no onward chain.

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 2  1  1 EPC TBC

£210,000

DESCRIPTION

A charming cosy mid terrace cottage nestled in a picturesque elevated location full of charm and character and contemporary living. Accommodation comprises inviting sitting room, kitchen/dining room to the rear and two double bedrooms and a stylish bathroom. Offered for sale with vacant possession and no onward chain.

Entering the cottage you are welcomed into the inviting sitting room with traditional stone fireplace, a wood-burning stove and exposed beam. From here you enter the well equipped kitchen and dining room. The stylish kitchen boasts a blend of modern and rustic design, with working surfaces, open shelving, and a door leading to the rear courtyard area. The adjoining dining area has plenty of space for table and chairs. A staircase rises to the first floor landing with handy storage cupboard. The double bedroom to the front has an exposed feature stone chimney breast and storage cupboard. The second double bedroom to the rear also has a useful storage cupboard. The modern bathroom is stylishly presented with bath, rain shower and screen. Low level wc and vanity unit and sink. The property is warmed by gas central heating.

OUTSIDE

There is a small outside courtyard area to the rear of the cottage which is accessed via the kitchen.

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. 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 and caves, 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.

TENURE

Freehold

SERVICES

All main services

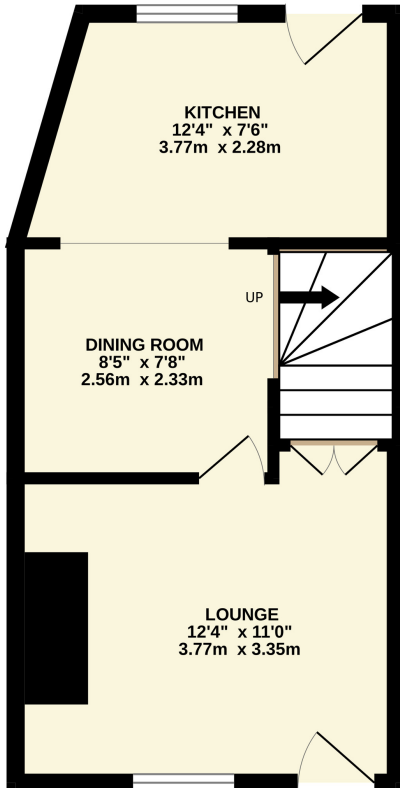
VIEWINGS

Strictly by appointment only. Please contact Cooper and Tanner.

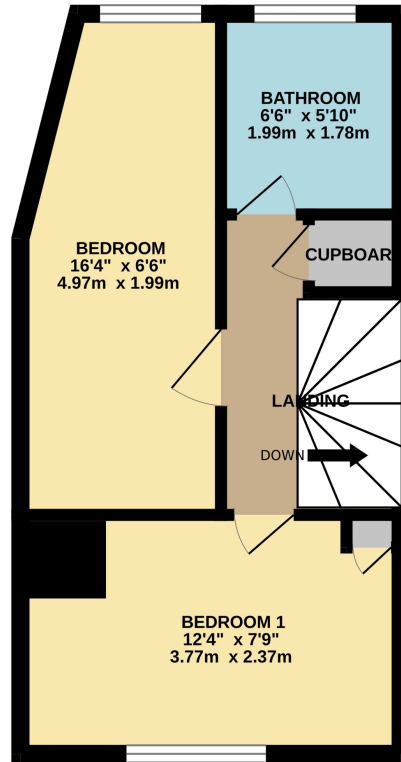




GROUND FLOOR
291 sq.ft. (27.1 sq.m.) approx.



1ST FLOOR
285 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 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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