

# The Lippiatt

Cheddar, BS27 3QP

COOPER  
AND  
TANNER



£220,000

This very individual one bedroom cottage is full of character, charm and enjoys original features. It has lovely views and is renovated to a high standard. This would be a perfect buy for a first time buyer or couples alike.

# The Lippiatt

## Cheddar

### BS27 3QP

 1  1  1 EPC E

## £220,000

#### OUTSIDE

The character doesn't stop outside! Original stone steps lead to the front courtyard space. It is a perfect space for an outdoor seating space, al fresco dining and enjoying the lovely views. There is a handy storage shed and at the bottom of the steps there is bin storage. The courtyard is enclosed with stone walling.

#### 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

#### HEATING

Gas central heating

#### SERVICES

Mains gas, mains electricity, mains water, mains drainage.

#### LOCAL AUTHORITY

Sedgemoor District Council

#### COUNCIL TAX

Band B

#### EPC

Band E

#### VIEWINGS

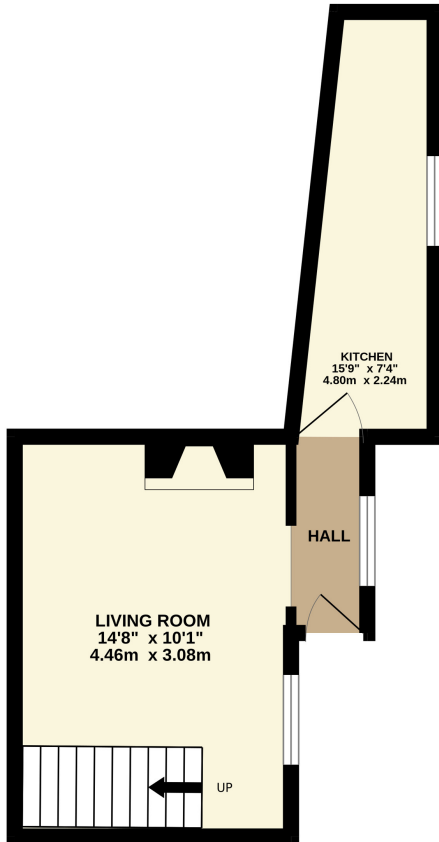
Strictly by appointment only- please call Cooper and Tanner

#### DIRECTIONS

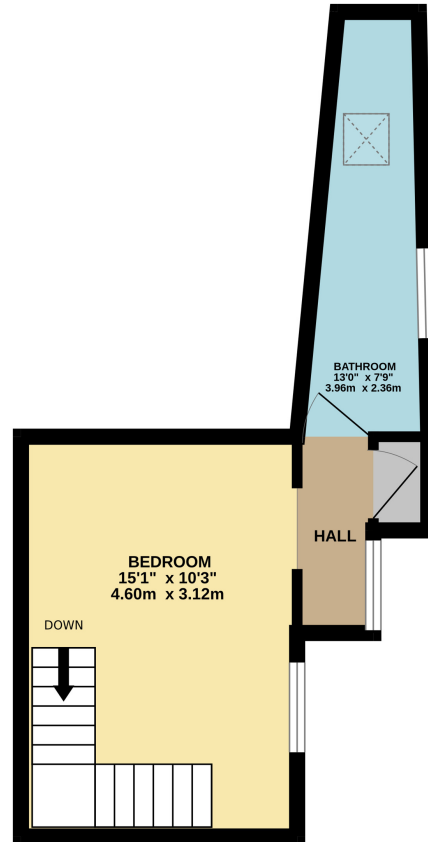




GROUND FLOOR  
230 sq.ft. (21.3 sq.m.) approx.



1ST FLOOR  
235 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 465 sq.ft. (43.2 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

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