



Fenwick Lodge, Lower North Street, Cheddar, BS27 3HH

£975,000 Freehold

COOPER
AND
TANNER



Fenwick Lodge, Lower North Street Cheddar, BS27 3HH

 4  4  3  Approx. 0.5 acres EPC D

£975,000 Freehold

Description

Unique opportunity to purchase this individual four bedroom detached family with approximately half an acre and ample living accommodation for a growing family. Benefitting from a large garden, double garage with living space above, four reception rooms and three bathrooms.

Entering through the front door, you are welcomed into a porch. An inner door leads through to the hallway which allows access into the ground floor rooms and is where the stairs to the first floor are situated. Off to the left of the hallway, the bright and airy dining room is a spacious room and provides plenty of space for a dining room table. There is a second door that leads through to the open plan kitchen/breakfast room. The kitchen is fitted with an array of modern wall and base units, steel sink with drainer overlooking the beautiful rear garden, induction hob with Neff extractor fan, double oven, integrated dishwasher, peninsula unit with breakfast bar and heater and has space for white appliances. Here, there is additional family space where double glazed French doors open out to the rear garden. Off the kitchen/breakfast room there is a separate utility room which is fitted with an array of wall and base units, has space for white appliances and is where the wall mounted gas combination boiler is located. A door leads out to the private driveway at the front of the property. The large living room is double aspect and has a feature fireplace. Sliding,

double glazed doors lead out to the bright and airy conservatory that looks out to the garden. The first floor also occupies a useful wet room with underfloor heating which is fitted with a rainfall shower, vanity basin and low-level WC.

Off the spacious landing, there are four good sized double bedrooms, all benefitting from built in storage space. The master bedroom is the largest room and has a dual aspect with beautiful, far-reaching views. There is a modern en-suite bathroom fitted with a panelled bath with overhead shower, vanity basin and low-level WC. The rest of the double rooms also have the benefit of views across to Cheddar Gorge, the Mendips and the garden. They share a recently fitted shower room fitted with a walk-in shower cubicle, vanity basin and low-level WC. The property is warmed with gas central heating, double glazed throughout and benefits from Solar Panels.

Directions

From our Cheddar office, turn right and follow Union Street to the Market Cross. Turn right onto Bath Street and proceed past The Bath Arms and over the zebra crossing. Take the next turning right into Lower North Street and proceed for approximately 200 yards. The property will be found down a private driveway on the corner as the road turns to the left down.









Outside

The property is situated at the end of a private, quiet driveway. Through large, wooden entrance gates, which have the potential to be electric, there is a large driveway where multiple vehicles can be parked. The large double garage also provides extra parking/ storage space. Above the garage, there is further accommodation which could be used as an annex, air BnB or additional family living space. Through the Velux windows, beautiful views of The Mendips and Cheddar Gorge can be enjoyed. The garage is fitted with a low-level WC and pedestal basin. One of the biggest selling points of the property is the garden which is approximately half an acre. It is fully enclosed, private and situated on a level plot. From the French doors in the kitchen, there is a spacious area laid with patio slabs. Here is a perfect space to have outdoor furniture and enjoy the sunshine. There is also currently a hot tub that is available under separate negotiation. Stone chippings also provide additional area where there is currently seating space and there is an area at the side laid with artificial grass. The rest of the garden is laid to lawn. It is planted with lots of flowers, shrubs and plants ideal for green fingered enthusiast. At the end of the garden there is an orchard where there is a variety of trees and vegetable patches. There is a selection

of sheds and greenhouses including a Juliana greenhouse which is also available on separate negotiation. The garden is fully enclosed with bushes, walling and trees creating a private and secure space.

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. 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.

Please note: there is an option to negotiate on purchasing less garden by agreement with the seller.



Local Information Cheddar

Local Council: Sedgemoor District Council

Council Tax Band: Band E

Heating: Gas Central Heating

Services: Mains gas, mains electricity, mains water, mains drainage

Tenure: Freehold



Motorway Links

- Junction 21
- Junction 22



Train Links

- Yatton
- Worle



Nearest Schools

- Cheddar First School
- Fairlands Middle School
- Kings of Wessex



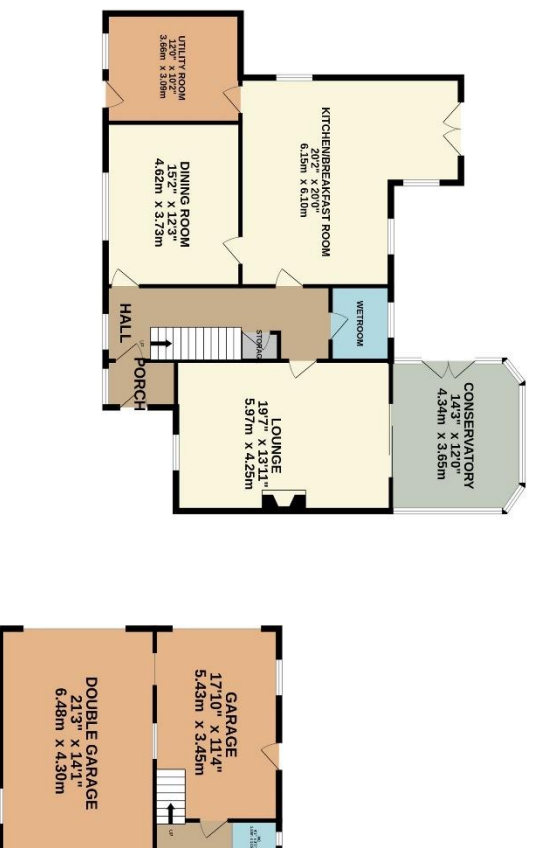
CHEDAR OFFICE

Telephone 01934 740055

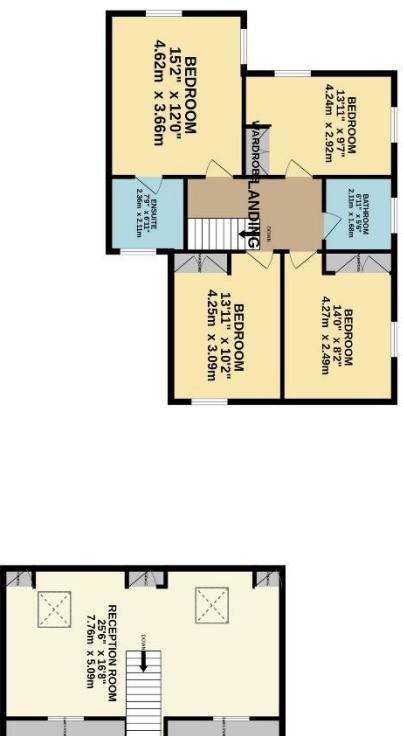
2 Saxon Court, Cheddar, Somerset BS27 3NA

cheddar@coopertanner.co.uk

GROUND FLOOR
1817 sq. ft. (168.8 sq.m.) approx.



1ST FLOOR
1193 sq. ft. (110.8 sq.m.) approx.



TOTAL FLOOR AREA : 3010 sq.ft. (279.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are given as an approximate guide only and should not be relied upon for any legal or financial purpose. 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 is given. Made with Metropac c5223

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



**COOPER
AND
TANNER**